



Administration and
Risk Management

May 7, 2010

VIA EMAIL & U.S. MAIL

Sachi Hamai
Executive Officer
866 Kenneth Hahn Hall of Administration
500 W. Temple Street
Room 383
Los Angeles, CA 90012

Re: 1743 E. 118th Street, Willowbrook, CA 90059; Appeal of Conditional Use
Permit Case No.: Conditional Use Permit No. 200700072-(2)

Dear Ms. Hamai:

Charles Drew University of Medicine and Science (the "University"), with regard to the University's appeal of the above-referenced Conditional Use Permit, authorizing Park Water Company to construct, operate and maintain an 80-foot Supervisory Control and Data Acquisition Tower ("SCADA") at 1743 E. 118th Street in Willowbrook, we would like to rescind our appeal of that item. It was replaced by Conditional Use Permit Case No.: 200900129, to authorize the installation, operation and maintenance of a SCADA communication system. The latter project consists of the construction of a 20-foot extension tower connected to an existing 20-feet high tower on the rooftop of Charles Drew University's Cobb Building with a total height of 75 feet from ground level. The University has agreed to work with Park Water Company with the regard to this tower. I testified to that effect on April 14, 2010 before the Regional Planning Commission.

Please be advised that, pursuant to the agreement of the parties to the appeal and as noted above, the University hereby withdraws its appeal. Please call me if you have any questions regarding this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michael Perry", is written over a horizontal line.

Michael Perry, Risk Manager

cc: Karly Katona (via email)
Michael Cieplik (via email)
Nate Clark (via email)
Jeanne Marie Bruno (via email)

CHARLES DREW UNIVERSITY OF MEDICINE AND SCIENCE

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Pioneering in Health and Education

O'Donnell & Associates PC

TRIAL LAWYERS

550 SOUTH HOPE STREET
SUITE 1000
LOS ANGELES, CALIFORNIA 90071

TEL 213.347.0290
FAX 213.347.0299
WWW.OSLAW.COM

April 24, 2009

VIA FACSIMILE, EMAIL & U.S. MAIL

Karly Katona
Deputy to Supervisor Mark Ridley Thomas
866 Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: *1743 E. 118th Street, Willowbrook, CA 90059; Appeal of Conditional Use Permit Case Nos.: 200700108-(2) and 200700072-(2)*

Dear Ms. Katona:

This office represents the Charles Drew University of Medicine and Science (the "University") with regard to the University's pending appeal of the above-referenced Conditional Use Permits authorizing Park Water Company to construct, operate and maintain (1) a domestic water well; and (2) a 80-foot Supervisory Control and Data Acquisition Tower ("SCADA") at 1743 E. 118th Street in Willowbrook.

Please be advised that, pursuant to the agreement of the parties to the appeal, the University hereby withdraws its appeal only insofar as the appeal applies to the construction, operation and maintenance of a domestic water well. Please note that the University still maintains its pending appeal of the CUP authorizing the construction, operation and maintenance of the SCADA.

It is our understanding that the hearing on the appeal of the CUP as it relates to the SCADA will be continued for two months to allow the parties additional time to resolve this matter. Please call me if you have any questions regarding this matter.

Very Truly Yours,



Jack G. Cairl, Of Counsel

cc: Dan Wright (via facsimile and email)
Jeanne Marie Bruno (via facsimile and email)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

August 25, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

PARK WATER COMPANY
9750 WASHBURN ROAD
DOWNEY, CA 90059

**REGARDING: PROJECT NUMBER R2007-00801 – (2)
CONDITIONAL USE PERMIT 2007-00108
ENVIRONMENTAL CASE NO 2007-00091**

Dear Applicant:

This document contains the Regional Planning Commission's findings and conditions relating to the **APPROVAL** of the above referenced Conditional Use Permit as well as the **ADOPTION** of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Pursuant to Section 22.60.230 subsection 3, the filing of an appeal vacates the decision of the Regional Planning Commission. Such decision is only reinstated if the appellate body fails to act, or affirms the decision in its action. The appellant, Charles Drew University withdrew its appeal of the above-referenced case for the water well. Therefore, the Regional Planning Commission's decision of September 24, 2008, approving the requested conditional use permit for the water well, is final.

Please note the final step in this process requires you to notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously.

For further information on any matter pertaining to this approval, please contact **Jeantine Nazar** at (213) or e-mail at **jnazar@planning.lacounty.gov**. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning

Maria Masis, Supervising Regional Planner
Zoning Permits Section II

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement, Community Development Commission

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF
LOS ANGELES**

**PROJECT NUMBER R2007-00801 – (2)
CONDITIONAL USE PERMIT –200700108
ENVIRONMENTAL CASE NO. - 200700091**

REGIONAL PLANNING COMMISSION HEARING DATE: SEPTEMBER 24, 2008

REQUEST:

The applicant is requesting a Conditional Use Permit to construct a water well for the operations of Park Water Company.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

September 24, 2008

A duly noticed public hearing was held on September 24, 2008. Commissioners present were Valadez, Bellamy, Rew and Modugno and Commissioner Helsley was absent. The Regional Planning Commission heard testimony from Daniel Wright from Charles Drew University opposing the related communications tower project no CUP200700072 and requesting more time to review the project. Jim Elliott, the applicant's agent, testified in favor of the proposal. There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final findings and conditions for approval.

Findings

1. The applicant, Park Water Company ("PWC"), is requesting a Conditional Use Permit to construct, maintain and operate a domestic water well containing a 912 square feet concrete block structure with pump house, chlorine room and the well connected to two seepage pits.
2. The subject property is located at 1743 E 118th Street in the Willowbrook-Enterprise Zoned District and in the Willowbrook Community Standards District within the unincorporated Community of Willowbrook.
3. Zoning on the subject site is R-2- (Two-Family Residence Zone). Pursuant to Section 22.20.200 water reservoirs, pumping stations, wells and radio towers are permitted uses subject to approval of a Conditional Use Permit.
4. The surrounding zoning of properties are as follows:

North: R- 2 (Two Family Residence)
South: C-2 (Neighborhood Business)
East: R-2 (Two Family Residence)
West: C-2 (Neighborhood business)
5. The subject site is owned by Park Water Company and the existing surrounding uses are as follows:

5. The subject site is owned by Park Water Company and the existing surrounding uses are as follows:

North: Multi-Residential
South: Charles-Drew Medical Center
East: Multi-Residential
West: Parking lot

6. The site plan depicts a 40,200 square feet lot containing the existing two million gallon reservoir of about 14,760 square feet and the existing pump station of about 1100 square feet. There are eight parking spaces including one accessible space. The driveway entrance is from 118th street. The proposed water well is on the south side of the lot and is within a 912 square feet structure with four entries, and includes a chlorine room, an electrical motor center, a well of about 780 feet in depth carrying the water to the reservoir. There are two seepage pits at 20 feet depth and two four feet diameter holes each connected through a 2.5 feet deep pipe that takes the water overflow to these seepage pits and flushes into the pits. The site plan also shows a separate, but related, request for a proposed communications tower to be located on the west side of the lot. The proposed tower is adjacent to the parking lot to the west and the apartment units to the north.
7. The land use designation for the subject property within the Los Angeles Countywide Plan is 2-Low-medium density residential. Applicable goals and policies from the Plan are as follows:
- a. "Protect cultural heritage resources." (General Plan, Pg. 5.16).
 - b. "Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.(General Plan, Pg. 5.19).
 - c. "Promote the development and use of new and improved water and waste management technology." (General Plan, Pg. 6.26).
 - d. "Preserve sound residential areas and protect them from intrusion of incompatible uses." (General Plan Pg 7.34).
- PWC has prepared a Cultural Resources Investigation report inquiring on-site paleontological consultant during well excavation and on call consultants to evaluate any uncovered cultural resources of Native American origins.
 - PWC has filed for a compliance plan with South Coast Air Quality Management District to control, check and monitor emissions form engines and routine checkup and engine maintenance of the equipment to protect air quality.
 - *The proposed water well will increase the water capacity and serve the area in an emergency.*
 - The proposed structure will be sound proofed and will include insulated roof materials.
8. The existing and proposed water reservoir is compatible with the Willowbrook Community Redevelopment Plan goals and policies.

10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting and DRP website posting.
11. The County Fire Department in its letter dated August 26, 2008 requests that the applicant submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.
12. The Community Development Commission has no objection to this project and approved the landscape plan for the south side of the site to screen the project and make it more appealing to the neighborhood.
13. A community meeting was organized on May 14, 2008 and adjacent residents and members on the courtesy list were invited.
14. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study indicates fire, flooding, and water quality as potential impacts that will be less than significant with project mitigations.
15. Staff received no opposition letters.
16. This grant will terminate on September 24, 2028 and may at the discretion of the Director, be approved to continue for an additional ten (10) year period, with an approved Director's Review.
17. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case numbers 200700108 is APPROVED and ADOPT the Mitigated Monitoring Program subject to the attached conditions.

c: Zoning Enforcement, Building and Safety

VOTE:

Concurring: Valadez, Bellamy, Rew, Modugno

Dissenting: none

Abstaining: none

Absent: Helsley

Action Date: September 24, 2008

MM:JN

1. This grant authorizes the construction, operation and maintenance of a domestic water well of about 780 feet depth to be contained within a concrete block structure with pump house, chlorine room and two seepage pits to control water overflow, as depicted on the approved Exhibit "A". This grant is subject to all of the following conditions of approval.
 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two years from the date of approval. A single one-year time extension may be requested in writing with the payment of the applicable fee before the expiration date.
 7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant is approved for an initial 20-year term (to September 24, 2028),** which may be extended for an additional 10-year term upon approval by the Director of the Department of Regional Planning, upon written application and payment of all applicable fees by the permittee made no less than six (6) months prior to the expiration of the initial term, as provided herein below. The Director shall grant such extension unless he or she finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Director, upon written application made no less than six (6) months prior to the expiration of the previous extension.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the lease area. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 (for ten biennial inspections at \$150 each during the initial 20-year term).** The deposit shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. **If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.** The inspections shall be unannounced.
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of

Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit processing fees of (\$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code. The project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code. The current total fee amount is \$1,993.00 plus a \$75 administrative fee.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. The permittee shall comply with the attached "Project Changes/ Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
16. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
18. The pump house shall be painted a neutral color to match the existing buildings and shall be tinted with a clear anti-graffiti sealer finish on all exposed surfaces of the block wall.
19. The facility shall maintain at least seven parking spaces including one handicap accessible space.
20. The landscape plan shall include a maximum of 25 percent of Festuca rubra and turf lawn. Also, the Lantana shall be replaced by Baccharis pilularis, common name Pigeon Point Coyote Bush. The landscape plan shall be installed within a period not to exceed 60 days after the construction of the project.
21. There shall be no outside storage on the premises of trucks, pipes, meters or any equipment.
22. All landscaping and painting shall be maintained clean and in good condition at all time. Planters shall be kept free of weeds.
23. The pumping operations may be by any form of motive power provided that such mechanism of operation shall not produce noise or vibration in excess of that which would be produced by a properly installed, operated and maintained electric motor of equivalent horsepower; Should internal combustion engines be used, all buildings which house pumping equipment shall be

completely insulated with sound-deadening materials and insulated roof materials, and the engines shall be equipped with silencers.

24. All mechanical equipment shall be constantly maintained so as to minimize the possibility of becoming a public nuisance.
25. The permittee shall submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.
26. The permittee shall comply with all California State Department of Public Health requirements and obtain all required permits.
27. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
28. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal motion-sensor security lighting shall be used later than closing hours nightly.
29. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
30. In the event of extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
31. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
32. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

MM:JN
6/25/09

700 AUG 27 PM 3:47

FILED

O'Donnell & Associates PC

TRIAL LAWYERS

550 SOUTH HOPE STREET
SUITE 1000
LOS ANGELES, CALIFORNIA 90071

TEL 213.347.0290
FAX 213.347.0299
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April 24, 2009

VIA FACSIMILE, EMAIL & U.S. MAIL

Karly Katona
Deputy to Supervisor Mark Ridley Thomas
866 Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: *1743 E. 118th Street, Willowbrook, CA 90059; Appeal of Conditional Use Permit Case Nos.: 200700108-(2) and 200700072-(2)*


Dear Ms. Katona:

This office represents the Charles Drew University of Medicine and Science (the "University") with regard to the University's pending appeal of the above-referenced Conditional Use Permits authorizing Park Water Company to construct, operate and maintain (1) a domestic water well; and (2) a 80-foot Supervisory Control and Data Acquisition Tower ("SCADA") at 1743 E. 118th Street in Willowbrook.

Please be advised that, pursuant to the agreement of the parties to the appeal, the University hereby withdraws its appeal only insofar as the appeal applies to the construction, operation and maintenance of a domestic water well. Please note that the University still maintains its pending appeal of the CUP authorizing the construction, operation and maintenance of the SCADA.

It is our understanding that the hearing on the appeal of the CUP as it relates to the SCADA will be continued for two months to allow the parties additional time to resolve this matter. Please call me if you have any questions regarding this matter.

Very Truly Yours,



Jack G. Cairl, Of Counsel

cc: Dan Wright (via facsimile and email)
Jeanne Marie Bruno (via facsimile and email)

ORIGINAL

Date October 8, 2008

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: Regional Planning Commission Project No. R2007-00801, CUP 200700108, 200700042

Use: Conditional Use Permit for construction of a domestic water well and
an 80 foot Supervisory Control and Data Acquisition (SCADA) communication tower

Address 1743 E. 118th Street, Willowbrook, CA 90059

Willowbrook-Enterprise Zoned District

Related zoning matters:

Tract or Parcel Map No. Parcel No. 6149-014-012

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

☐ The Denial of this request

☒ The Approval of this request

☐ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

The Commission failed to give notice of the public hearing to Appellant Charles Drew University (the "University") by mailing the notice to an incorrect address. Moreover, as a matter of law, the Commission violated the publication notice requirements in Los Angeles County Code §§22.60.174(A)(2). Thus, the University did not learn of proposed project until the University saw a posted sign on the property just two days before the hearing. The University was therefore denied its due process rights to oppose the project and demonstrate that the project had serious and unexamined public safety issues, and would cause the University significantly more damage and expense than any potential savings to the applicant.

The proposed project includes an unattractive and potentially dangerous 80 foot tall radio tower with an unsightly industrial "erector set" structure in the center of the University campus and residential area traversed by the public, pre-school and elementary school pupils, and college students. From an economic perspective, this tower would cause the University to lose actual and potential capitalized lost revenues of \$357,429 (See appraisal report attached as Exhibit 1). In addition, the tower would create an urban blight appearance that completely undermines the University's efforts to build an esthetically pleasing campus. Further, the safety issues raised by the tower have not been sufficiently studied, and the Department of Regional Planning's determination that a "Mitigated Negative Declaration" constitutes sufficient environmental documentation is unjustified by any formal environmental impact report. The University therefore requests a new hearing and the opportunity to present evidence in opposition to the CUP. (See Attachment "A for fuller explanation).

Enclosed is a check (or money order) in the total amount of \$ 775.00
The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the Regional Planning Department's processing fee.

Susan Kelly
(Signed) Appellant me
Susan Kelly, Ph.D, President and CEO
Print Name
Charles Drew University of Medicine & Science
Address
1731 East 120th Street, Los Angeles, CA 90059
(323) 563-4800
Day Time Telephone Number

S:\2008 AQZ Section Forms\Appeal Land Use Permits.doc
Effective 07/04/08

CC:

Jeantine Nazar
Zoning Permits II Section
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
By email and U.S. mail

Jim Elliot
Division Chief Engineer
Park Water Company
PO Box 7002
9750 Washburn Road
Downey, CA 90241
By email and U.S. mail

ADDITIONAL CC RECIPIENTS ON NEXT PAGE

<p>Senator Mark Ridley Thomas State Senator State Capitol, Room 4061 Sacramento, CA 95814</p>	<p>Bernard Parks City Hall Office 200 N. Spring St., room 460 Los Angeles, CA 90012</p>
<p>California Public Utilities Commission Los Angeles Office 320 West 4th Street, Ste. 500 Los Angeles, CA 90013</p>	<p>Congresswoman Maxine Waters 10124 South Broadway Suite 1 Los Angeles, CA 90003</p>
<p>Congresswoman Laura Richardson 100 W. Broadway West Town, Ste 600 Long Beach, CA 90802</p>	<p>State Senator Edward Vincent 1 Manchester Blvd., #600 Inglewood, CA 90301</p>
<p>Mervyn M. Dymally Assembly Member, 52d District State Capitol PO Box 942649 Sacramento, CA 94249-0052</p>	<p>Gloria Molina Los Angeles County Board of Supervisors Hall of Administration Office 856 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012</p>
<p>Yvonne B. Burke Attn: Mike Bohlke Los Angeles County Board of Supervisors Hall of Administration Office 856 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012</p>	<p>Zev Yaroslavsky Los Angeles County Board of Supervisors Hall of Administration Office 856 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012</p>
<p>Don Knabe Los Angeles County Board of Supervisors Hall of Administration Office 856 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012</p>	<p>Michael D. Antonovich Los Angeles County Board of Supervisors Hall of Administration Office 856 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012</p>



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

September 25, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Park Water Company
9750 Washburn Road
Downey, CA. 90059

Regarding: **Project Number R2007-00801 - (2)**
Conditional Use Permits 200700108 and 200700072 (4)
1743 E 118th Street, Willowbrook, CA 90059

Dear Applicant:

The Regional Planning Commission, by its action of September 24, 2008, **APPROVED** the above described Conditional Use Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

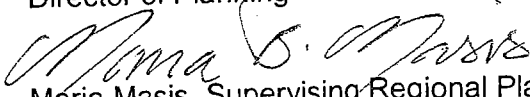
The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on October 8, 2008.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Jeantine Nazar in the Zoning Permits Section II at (213) 974-6435.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning


Maria Masis, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: RPC, Testifiers, CDC, DPW (Building and Safety), Zoning Enforcement -
JN

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF
LOS ANGELES**

PROJECT NUMBER R2007-00801 – (2)
CONDITIONAL USE PERMITS – 200700108 and 200700042 – (2)

REGIONAL PLANNING COMMISSION HEARING DATE: SEPTEMBER 24, 2008

REQUEST:

The applicant is requesting a Conditional Use Permit to construct a domestic water well and a 80 foot Supervisory Control and Data Acquisition (SCADA) communication tower.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

September 24, 2008

A duly noticed public hearing was held on September 24, 2008. Commissioners present were Valadez, Bellamy, Rew and Modugno and Commissioner Helsley was absent. The Regional Planning Commission heard testimony from Daniel Wright from Charles Drew University opposing the project and requesting more time to review the project and Jim Elliott, the applicant's agent, testified in favor of the proposal. There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final findings and conditions for approval.

Findings

1. The applicant, Park Water Company ("PWC"), is requesting a Conditional Use Permit to construct, maintain and operate a domestic water well containing a 912 square feet concrete block structure with pump house, chlorine room and the well connected to two seepage pits. The applicant is also requesting to construct an 80 foot Supervisory Control and Data acquisition tower (SCADA) with radio antennas mounted to the top to electronically monitor, control and record data of all active PWC groundwater wells, reservoirs and purchase water connections.
2. The subject property is located at 1743 E 118th Street in the Willowbrook-Enterprise Zoned District and in the Willowbrook Community Standards District within the unincorporated Community of Willowbrook.
3. Zoning on the subject site is R-2- (Two-Family Residence Zone). Pursuant to Section 22.20.200 water reservoirs, pumping stations, wells and radio towers are permitted uses subject to approval of a Conditional Use Permit.
4. The surrounding zoning of properties are as follows:

North: R- 2 (Two Family Residence)
South: C-2 (Neighborhood Business)
East: R-2 (Two Family Residence)
West: C-2 (Neighborhood business)

5. The subject site is owned by Park Water Company and the existing surrounding uses are as follows:

North: Multi-Residential
South: King-Drew Medical Center
East: Multi-Residential
West: Parking lot

6. The site plan depicts a 40,200 square feet lot containing the existing two million gallon reservoir of about 14,760 square feet and the existing pump station of about 1100 square feet. There are eight parking spaces including one accessible space. The driveway entrance is from 118th street. The proposed water well is on the south side of the lot and is within a 912 square feet structure with four entries, and includes a chlorine room, an electrical motor center, a well of about 780 feet in depth carrying the water to the reservoir. There are two seepage pits at 20 feet depth and two four feet diameter holes each connected through a 2.5 feet deep pipe that takes the water overflow to these seepage pits and flushes into the pits. The proposed tower is located on the west side of the lot and is 5'-6" in diameter. The tower is adjacent to the parking lot to the west and the apartment units to the north.
7. The land use designation for the subject property within the Los Angeles Countywide Plan is 2-Low-medium density residential. Applicable goals and policies from the Plan are as follows:
- a. "Protect cultural heritage resources." (General Plan, Pg 5.16).
 - b. "Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.(General Plan, Pg. 5.19).
 - c. "Promote the development and use of new and improved water and waste management technology." (General Plan, Pg. 6.26).
 - d. "Preserve sound residential areas and protect them from intrusion of incompatible uses." (General Plan Pg 7.34).
- PWC has prepared a Cultural Resources Investigation report inquiring on-site paleontological consultant during well excavation and on call consultants to evaluate any uncovered cultural resources of Native American origins.
 - PWC has filed for a compliance plan with South Coast Air Quality Management District to control, check and monitor emissions from engines and routine checkup and engine maintenance of the equipment to protect air quality.
 - *The proposed water well will increase the water capacity and serve the area in an emergency.*
 - The proposed structure will be sound proofed and will include insulated roof materials.
8. The existing and proposed water reservoir and water well are compatible with the Willowbrook Community Redevelopment Plan goals and policies.
9. The subject property is in compliance with the applicable development standards pursuant to Section 22.44.125 of the Los Angeles County Zoning Code.

10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting and DRP website posting.
11. The Federal Aviation Administration requests to file a Notice of Proposed construction or Alteration since the project is approximately three miles north of Compton airport and at the vicinity of Hawthorne Airport.
12. The County Fire Department in its letter dated August 26, 2008 requests that the applicant to submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.
13. The Community Development Commission has no objection to this project and approved the landscape plan on the south side of the site to screen the project and make it more appealing to the neighborhood.
14. A community meeting was organized on May 14, 2008 and adjacent residents and members on the courtesy list were invited.
15. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study indicates fire, flooding, and water quality as potential impacts that will be less than significant with project mitigations.
16. Staff received no opposition letters.
17. This grant will terminate on September 24, 2028 and may at the discretion of the Director, be approved to continue for an additional ten (10) year period, with an approved Director's Review.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and

- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and Mitigation, Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case numbers 200700108 and 200700072 – (2) are APPROVED subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring: Valadez, Bellamy, Rew, Modugno

Dissenting: none

Abstaining: none

Absent: Helsley

Action Date: September 24, 2008

MM:JN

1. This grant authorizes the construction, operation and maintenance of a domestic water well of about 780 feet depth to be contained within a concrete block structure with pump house, chlorine room and two seepage pits to control water overflow. Also, to allow the construction of a Supervisory Control and Data acquisition (SCADA) tower of 80 feet in height on the west side of the lot to control, record and monitor activities at the sites with active water wells, as depicted on the approved Exhibit "A". This grant is subject to all of the following conditions of approval.
 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with the payment of the applicable fee, at least six months before the expiration date.
 7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate on September 24, 2028.** Upon written application of the permittee made no less than six (6) months prior to September 25, 2008, the term of this grant may be extended by the director for a period not to exceed ten (10) years, as provided herein below. The Director shall grant such extension unless he or she finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Director, upon written application made no less than six (6) months prior to the expiration of the previous extension.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the lease area. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 (ten inspections at \$150 each).** The deposit shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. **If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.** The inspections shall be unannounced.
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit processing fees of (\$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code. The project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code. The current total fee amount is \$1,926.75.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. The permittee shall comply with the attached "Project Changes/ Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
16. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
18. That the pump house be painted a neutral color to match the existing and to be tinted with a clear anti-graffiti sealer finish on all exposed surfaces of the block wall.
19. The facility to maintain at least seven parking spaces including one accessible space.
20. The landscape plan shall include a maximum of 25 percent of Festuca rubra and turf lawn. Also, the Lantana shall be replaced by Baccharis pilularis, common name Pigeon Point Coyote Bush. The landscape plan shall be installed within a period not to exceed 60 days after the construction of the project.
21. There shall be screening provided to minimize visibility of the tower from the parking structure and the apartment complex when viewed at ground level by planting vine along the fence on both sides. A list suggesting drought tolerant vines is enclosed as Exhibit "B."
22. There shall be no outside storage on the premises of trucks, pipes, meters or any equipment.
23. All landscaping and painting shall be maintained clean and in good condition at all time. Planters shall be kept free of weeds.
24. The pumping operations may be by any form of motive power provided that such installation does not produce noise or vibration in excess of that which would be produced by a properly installed, operated and maintained electric motor of equivalent horsepower; Should internal

combustion engines be used, all buildings which house pumping equipment shall be completely insulated with sound-deadening materials and insulated roof materials, and the engines shall be equipped with silencers.

25. All mechanical equipment shall be constantly maintained so as to minimize the possibility of becoming a public nuisance.
26. The permittee shall submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.
27. The permittee shall submit a Notice of Proposed Construction or Alteration to the local Federal Aviation Administration Regional office.
28. The permittee shall comply with all California State Department of Public Health requirements and obtain all required permits.
29. The tower shall have anti-climb barriers and shall be located within fencing. The site shall be monitored by security cameras and motion detectors.
30. The tower shall be painted gun metal gray color and shall have no glare reflective finish or bright and shiny colors and it shall reduce to the extent possible visually unappealing effects. However, lighting or marking shall be installed and maintained on the top of the tower in accordance with Federal Aviation Administration Advisory circular 70/7460-1 K Change 2.
31. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
32. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal motion-sensor security lighting shall be used later than closing hours nightly.
33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
34. In the event of extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

PROJECT NUMBER R2007-00801 - (2)
CUPT200700108 AND CUPT200700072

CONDITIONS
Page 5 of 5

35. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
36. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

MM:JN
9/25/08

Vines on LA County List

Calystegia macrostegia ssp. arida

Calystegia macrostegia ssp. cyclostegia

Calystegia macrostegia ssp. intermedia

Calystegia peirsonii

→ Clematis lasiantha

Clematis ligusticifolia

Clematis pauciflora

Cucurbita foetidissima

Lathyrus vestitus var. alefeldii

Lathyrus vestitus var. vestitus

Lonicera hispidula var. vacillans

Lonicera interrupta

Lonicera subspicata var. denudata

Lonicera subspicata var. subspicata

Lotus grandiflorus var. grandiflorus

Marah macrocarpus var. macrocarpus

Marah macrocarpus var. major

Vitis californica

Vitis girdiana

So. California Morning Glory

Coast Morning Glory

South Coast Morning Glory

Peirson's Morning-Glory

Chaparral Clematis

Virgin's Bower

Small-flowered Clematis

Coyote Gourd

San Diego Pea

Pacific Pea

California Honeysuckle

Chaparral Honeysuckle

Johnston's Honeysuckle

Southern Honeysuckle

Chaparral Lotus

Southern Wild Cucumber

Island Wild Cucumber

California Wild Grape

Desert Wild Grape

EXHIBIT B

Regional Planning Commission Transmittal Checklist

Hearing Date
September 24, 2008
Agenda Item Number
8

Project Number: R2007-00801
Case(s): 200700108 AND 200700072
Contact Person: Jeantine Nazar

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Park Water Company letter and Memo
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Copy of Previous Conditions

Reviewed By:

Jeantine Nazar



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6435

PROJECT NUMBER R2007-00801
CONDITIONAL USE PERMIT 200700072 & 200700108

PUBLIC HEARING DATE
September 24, 2008

AGENDA ITEM
8

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Park Water Company

OWNER

Park Water Company

REPRESENTATIVE

James Elliott & Lilburn Corporation

ENTITLEMENT REQUEST

Conditional Use Permit

PROJECT DESCRIPTION

The applicant Park Water Company requests to construct water well, approximately 780 feet deep serving Compton and Willowbrook areas with a pump house, a salt chlorine and seepages for water discharge. The project also entails the construction of a 80 foot Supervisory Control and Data Acquisition, (SCADA) communication tower to continuously control devices, monitor, notify and record activities occurring at all Park Water Company's active ground water wells.

LOCATION/ADDRESS

1743 E 118th Street Willowbrook CA 90059

SITE DESCRIPTION

The site is approximately 40,200 square feet flat lot and contains an existing water well (Reservoir 19B) which includes a two million gallon tank enclosed in concrete walls occupying about 14,760 square feet of area with a separate pump house of about 1,100 square feet. The facility is unmanned and there are eight existing parking spaces on site.

ACCESS

Access to the site is through 118th Street

ZONED DISTRICT

Willowbrook-Enterprise

ASSESSORS PARCEL NUMBER

6149-014-012

COMMUNITY

Willowbrook

SIZE

0.92 Acres

COMMUNITY STANDARDS DISTRICT

Willowbrook CSD

EXISTING LAND USE

EXISTING ZONING

Project Site	Public Facility	R-2
North	Residential	R-2
East	Residential	R-2
South	King-Drew Medical School	C-2
West	Parking lot	C-2

GENERAL PLAN

Countywide

DESIGNATION

Low/Medium Density Residential
Category 2

MAXIMUM DENSITY

6-12 du/acre

ENVIRONMENTAL DETERMINATION

Mitigated Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

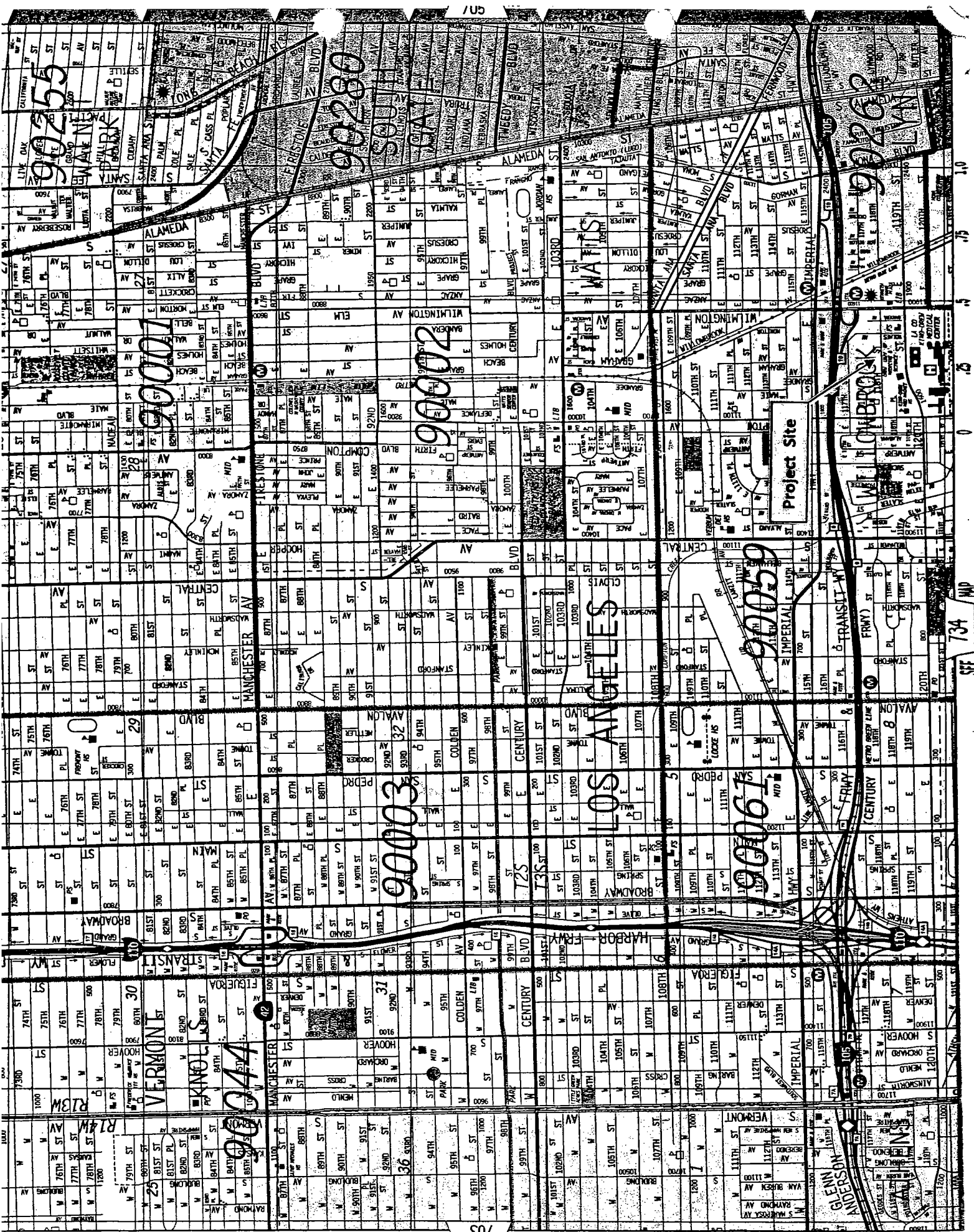
STAFF CONTACT PERSON:

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)
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*(O) = Opponents (F) = In Favor



STAFF ANALYSIS
PROJECT NUMBER R2007-00801
RCUPT200700072
RCUPT200700108

ENTITLEMENT REQUEST

The applicant is requesting a Conditional Use Permit to construct domestic water well and an 80 foot Supervisory Control and Data Acquisition (SCADA) communication tower.

Background

Park Water Company ("PWC") is an investor owned water utility company regulated directly by the California Public Utility Commission (CPUC) and was incorporated in California on December 15, 1937. The quality of water standards are set and monitored by the CPUC, US Environmental Protection Agency (EPA), California State Department of Public Health, the latter entity has the primary jurisdiction to control water quality. PWC's service areas in the Central Basin Division include the following three segments: Bellflower/Norwalk, Lynwood/Rancho Dominguez (Compton East), and Compton/Willowbrook (Compton West). PWC's primary activity in the Central Basin Division is to collect, store, distribute, monitor and sell water to 27,000 service connections and a population of approximately 132,600 individuals. The Compton West service area serves 6,850 accounts and a population of almost 28,000 in 2007 consisting of 93% residential and 7% commercial/industrial accounts.

The applicant's agent provided a memo as a response to staff questionnaire dated September 2, 2008 to clarify the functions and operations of the company. A copy of this memo is included as an attachment to this report.

OVERVIEW OF PROPOSED PROJECT

Water Reservoir

The applicant, Park Water Company, is requesting a Conditional Use Permit for the construction, operation and maintenance of a domestic water well (Well 19C) to be contained within a 912 square feet concrete block structure with pump house, chlorine room and connection to two seepage pits. The 912 square feet structure will have earth tone texture of split block concrete with brown iron doors. The water reservoir is on the south side of the lot adjacent to 118th Street and the area outside of the concrete structure will be landscaped with grass and trees and an 8' foot high wrought iron fence on the south side of the lot to enclose the site. There will be additional landscaping of about 25 feet width between the wrought iron fence and 118th Street to screen the reservoir. A landscape plan has been provided.

The well will serve to provide upgrades to comply with the Department of Homeland Security's National Infrastructure Protection Plan (NIPP) for Compton West. The pump house would allow PWC to utilize one of its four 180-kilowatt mobile diesel-powered emergency generators, if the primary power source is temporarily out of operation. Metropolitan Water District requires each member to provide alternate supply source of water to sustain a seven-day interruption of Metropolitan deliveries in emergency situations. The proposed well would increase the water capacity by approximately 2,500 gallons per minute providing an additional 2 million gallons per day of domestic potable water supply.

SCADA Communication Tower

The applicant is requesting to install a Supervisory Control and Data Acquisition (SCADA) system at the Compton/Willowbrook site. The system consists of electronic monitoring, controlling and recording of data of all active PWC groundwater wells, reservoirs and purchase

water connections. PWC installed the SCADA system in 1997 and was using digital phone lines to communicate between different sites. However; PWC encountered several communication failures since 1997 related to weather and phone line issues. Therefore PWC has determined to use radio signal technology through SCADA that will also serve to meet Homeland Security requirements to assure safe and reliable communication and data transmission.

The new system will have two 80 foot high towers with two radio antennas mounted on the top, one installed at the main office in Downey and the other will be located at reservoir 19B in Willowbrook. The existing other two facilities in southeast Los Angeles monitored by this system are the Compton West Water System, and Bellflower/Norwalk Water system. Both sites will be monitored and controlled through local computers that are connected to the main office in Downey. In the event of an alarm the computerized systems notify the 24/7 control center operator and on call operators.

The radio frequency of SCADA will be 5.8 GHz and a wireless tower model HD-80 will be installed. The tower would be 5'-6" in diameter and cast in a concrete foundation 14 feet below ground and bolted to the 80 feet high tower. The tower is self-supporting and the radio equipment mounted on the top will provide the necessary communication with other sites.

According to the applicant the proposed system is cost effective and it does not incur the high cost of maintaining the digital telephone lines of about \$21,000 per month and meets California Public Utility Commission requirement of providing low a cost facility with less financial impact on customer rates.

LOCATION

The property is located at 1743 E 118th Street in the Willowbrook-Enterprise Zoned District and the Willowbrook Community Standards District within the unincorporated Community of Willowbrook.

EXISTING ZONING

Subject Property

The subject property is located in the R-2 (Two Family Residence) zone and is located within the Willowbrook Community Standards District (CSD).

Surrounding Zoning

North: R-2 (Two-Family Residence)
South: C-2 (Neighborhood Business)
East: R-2 (Two-Family Residence)
West: C-2 (Neighborhood Business)

EXISTING LAND USES

Subject Property

The subject site is owned by Park Water Company and the existing land use is a water reservoir.

Surrounding properties consists of Southern Pacific Railroad right-of-way, Metro Blue Line and Los Angeles River to the east (approximately 3.5 miles), Compton Creek to the west, Lincoln Elementary School (Compton Unified School District) to the west, Los Angeles County King-Drew Medical Center and Compton airport to the south (about three miles).

SITE PLAN

The site plan depicts a 40,200 square feet lot (134x130) containing the existing two million gallon reservoir occupying approximately 14,760 square feet (82' x 180'-8") and the existing pumping station of about 1100 square feet (22' x 50'-8"). There are eight parking spaces, including one accessible space. The driveway entrance is from 118th street and has a width of 28 feet.

The proposed water well is on the south side of the lot towards 118th street and is within a 912 square feet structure with four entries, and contains a pump house, a chlorine room, an electrical motor center, and the well of about 780 feet depth carrying the water to the reservoir. Also, there are two seepage pits at 20 feet depth and two four feet diameter holes each connected through a 2.5 feet deep pipe that takes the water overflow to these seepage pits and flushes into the pits.

The proposed tower is located on the west side of the lot and is 5'-6" in diameter. The tower is adjacent to the parking lot to the west and the apartment units to the north and has a setback area of 16 feet to both sides.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from fire, aviation, and water quality. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance.

PREVIOUS CASES/ZONING HISTORY

Zone Exception Case No. 8926 – (2) –ZE was to establish, operate, and maintain two million gallon steel water reservoirs of concrete construction of 12 feet in height from the ground level, a booster pumping station, piping and valving, and six foot concrete block walls, landscaping and appurtenant facilities on the subject property.

The plot plan approved the construction of two storage tanks, an 800 square foot pump house and three parking spaces.

General Plan Consistency

The zoning designation for the subject site is 2 -- Low-Medium Density Residential. This classification is suitable for single-family residences, duplexes, and townhouses at a density of six to twelve units per gross acre. The subject property is adjacent to P-(Public and Semi-Public facilities) designation and is neighboring hospital and educational institutions.

The applicable goals and policies within the general development of the General Plan are as follow:

1. Protect cultural heritage resources. (G-5.16)

In accordance with the requirements of the California Environmental Quality Act (CEQA), Office of Historic Preservation (OHP), and the State Water Resource Board (SWRCB) in Sacramento, Park Water Company has prepared a Cultural Resources Investigation report on January 27, 2007 for the proposed well project. The report concludes that there are no paleontological,

prehistoric and historic resources on the project area, however, there may be a potential for cultural resources to be found in the context of excavation of the reservoir. Therefore, the report recommends that there would be a paleontological consultant on-site to observe the well excavation for any potential uncovered specimens. Also, a professional archaeological consultant will be available on call during the excavation to evaluate any uncovered cultural resources of Native American origins.

2. Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning. (G-5.19)

Park Water Company has filed for a compliance plan with South Coast Air Quality Management District which would control, check and monitor emissions from engines and routine checkup and engine maintenance of their equipment to protect air quality.

3. Promote the development and use of new and improved water and waste management technology. (G-6.26)

The proposed reservoir 19C will increase the water capacity and will serve the service area in emergency situations providing seven days of water needs. (P-6.26)

4. Preserve sound residential areas and protect them from intrusion of incompatible uses. (G-7.34)

The proposed structure will be sound proofed and will include insulated roof materials. Landscaping will help blind the facility.

**Compliance with Willowbrook Community Standards District
Zone Specific Development standards**

According to 22.44.125 - D.2.c: "With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees."

The proposed project includes landscaping on the south side or the front yard side of the subject property. There is an existing driveway of 28 feet wide from 118th Street entrance that becomes narrow allowing one way car passing. The facility is unmanned and every other day two technicians visit the site for regular check up.

Pursuant to section 22.44.125 - D.2.e "Wrought iron style fences which do not obscure views, may be permitted to the maximum height of six feet within front yards and corner side yards, subject to director's review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction."

The existing chain link fence with barbed wire on the south side of the property is 11'-5" high. The proposed wrought iron and the iron sliding gate on the front side of the building will be 8 feet in height. This is not consistent with the development standards requirement. The applicant is required to provide the burden of proof under section 22.44.125 section C part 7 as follow:

Minor Variations: Under exceptional circumstances the department of regional planning may permit minor variations from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

- a. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area; and
- c. Permitting a variation will not be materially detrimental to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.
- e. The procedures for filing a minor variation shall be the same as those for the director's review, except that the filing fee shall be equal to that required for site plan review for commercial or industrial projects of more than 20,000 square feet.

The applicant's responses are included as an attachment to this report.

Zoning Ordinance and Development Standards Compliance

The zoning on the subject site is R-2 (Two-Family Residence).

According to section 22.20.200 the following uses are allowed subject to a Conditional Use Permit:

- *Radio and television stations and towers, but not including studios;*
- *Water reservoirs, dams, treatment plants, pumping stations, wells and tanks except those wells and tanks related to a shared water well, and any other use normal and appurtenant to the storage distribution of water*

The proposed tower, water reservoir and well with the pumping station are allowed uses subject to approval of a Conditional Use Permit.

Willowbrook Community Redevelopment Plan

The subject property is within the Willowbrook Community Redevelopment Plan ("WCRP") area. Public Improvements, Public Facilities and Public Utilities are authorized within the redevelopment area and include water distribution systems, electrical distribution systems, parks, playgrounds etc.

The land use designation within the WCRP for the subject site is Public and Quasi-Public Use. The plan allows "Publicly-owned uses necessary for the maintenance of the public health, convenience or general welfare of surrounding residents." Park Water Company is a privately owned company for public use and complies with the requirements of the redevelopment plan.

PROPOSED LANDSCAPING

The Community Development Commission as the redevelopment agency for the area reviewed the proposed project and discussed with Park Water Company alternatives to minimize its impacts on the Willowbrook Community Redevelopment Project area. As a result of those discussions, PWC came up with a Conceptual Landscape Plan.

The proposed landscape plan covers an area of 3,628 square feet. The landscaping includes trees such as Multi-Trunk Lavender Crape Myrtle and Long-Leafed Yellow Wood. The landscaping is covered by ground covers such as Festuca and turf lawn but also Lantana. There is a dry river bed with natural landscape boulders surrounded by shrubs such as Coral Aloe, Red New Zealand Flax, Photinia and Silver Lace Society Garlic.

Staff discussed the plan with the Department's biologist who stated that the Lantana is an invasive plant and need to be replaced by a Baccharis pilularis (Pigeon Point Coyote Bush). Staff also recommended checking whether the total space covered by Festuca and Turf Lawn is equal or less than 25% of the landscaped area.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code.

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County Fire Department

Staff received comments from the Fire Department dated August 26, 2008 stating the project is cleared and the applicant needs to submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.

Department of Public Works

The Department of Public Works had no additional comments on this project.

Archaeology/Cultural Resources

The applicant shall provide a qualified paleontological consultant on-site to observe the well shaft excavations and to report all paleontological specimens in accordance with standard guidelines. The applicant shall agree to comply with mitigation measures recommended but the

archaeologist and approved by the Department of Regional Planning. Also, there shall be a qualified archeological consultant on-call during the excavation period to evaluate any uncovered cultural resources of Native American origins.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Federal Aviation Administration

The Federal Aviation Administration letter of June 9, 2008 requests that PWC submit a Notice of Proposed Construction or Alteration to the local FAA Regional Office. The agency states that the proposed SCADA tower is almost three miles north of Compton airport and also in vicinity of the Hawthorne Airport, and low-flying helicopters are flying along the 105 Freeway can cause a hazard. FAA requests to file a Notice of Proposed Construction or Alteration. The applicant stated that they have already filed the requested forms with the agency.

Community Development Commission

The CDC in its capacity of the Redevelopment Agency for the subject property reviewed and discussed the project details with the PWC staff. A landscape plan was proposed to the south of the subject site as a result of those discussions. The Commission finds the project to be consistent with the Willowbrook Community Redevelopment Plan and does not object to the proposed project.

State of California Department of Public Health

The applicant provided a memorandum from the Department of Public Health ("CDPH") regarding the initial study indicating no significant impact and no recommended conditions. The applicant provided a copy of the permit application dated March 12, 2007 indicating that PWC Compton West Water System complies with the Department of Public Health requirements. Applicant also provided a letter dated September 8, 2008 from CDPH recommending the construction of the well and the SCADA tower.

California Regional Water Quality Control Board

The applicant also provided letter from the California Regional Water Quality Control Board, Los Angeles Region dated March 20, 2007 indicating PWC meets the standards of waste discharge under the National Pollutant Discharge Elimination System.

PUBLIC COMMENTS

Staff has not received any public comments at the time of this report.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the La Opinion, and in the Press Telegram on August 21, 2008. A total of 34 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius on August 18, 2008. Seven notices were sent to the local community groups and residents on the Zoned District courtesy list and four notices went out to agencies.

Case information materials, including the Notice of Public Hearing and Factual Sheet were sent to the Willowbrook Library, located at 11838 Wilmington Avenue Los Angeles, CA 90059 on August 21, 2008. The same information was posted on the Department of Regional Planning's web site at <http://planning.lacounty.gov>.

Pursuant to the provisions of Sections 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received photos and the Certificate of Posting stating that the Notice of Public Hearing was posted on August 22, 2008 from the applicant's agent.

Community Meeting

Park Water Company organized a community meeting on May 14, 2008 at Martin Luther King Jr. Hospital to introduce the project to community members and residents. The notice of public meeting was served to adjacent neighbors and to members listed on the Department's courtesy list. The representative from PWC gave an overview of the company and their operations in the East Los Angeles area. The representative also spoke about the importance of constructing both projects on this site to accommodate safe radio communication that are controlled by security cameras on a site with multiple facilities and also to take advantage of the good quality of water available on this site as well as to carry the water directly to the reservoir while having a minimum impact compared to other potential sites.

Staff from the City of Compton, Metropolitan Water District and Community Development Commission participated in the meeting. There was no opposition to the proposed project.

STAFF EVALUATION

Staff received letter from the Community Development Commission stating that the project is consistent with the Community Redevelopment Plan. As a result PWC provided a landscape plan on the south side of the property to make the project appealing to the neighborhood.

Park Water Company and Department of Regional Planning prepared two separate initial studies identifying and mitigating potential environmental issues. The concerns addressed calls for screening the visual impacts, noise generated by construction work and proposed equipment in the pump house, State and County agency approvals to meet standards such as the water quality and groundwater table level, air quality, historic/archeological resources found during excavation, and geotechnical issues. Staff has included responses received addressing those issues as an attachment to this report.

Staff proposes to screen the tower project area by covering the fence located between the subject site and the adjacent parking area with vine. Staff has provided a list of drought tolerant vines that can be selected. Staff found that Clematis Lasiantha or Chaparral Clematis are native plants and need little water, and would therefore be appropriate.

The proposed project complies with the General Plan requirements and zoning standards. The project is consistent with the Willowbrook Community Standards District, with exception of the fence height for which a modification is requested. The project also complies with the Willowbrook Community Redevelopment Plan.

Park Water Company provided a letter dated September 2, 2008 highlighting the critical nature of the project and requesting to expedite the finalizing of the permit application. PWC has been very cooperative in working with DRP, CDC and the community to process this application and has furnished the requested inquiries. Staff recommends that due to the nature of this project, to the extent possible, any further inquiries to be conditioned, so that the project will not have any further delays.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of project number R2007-00801, RCUP200700108 AND RCUP200700072, subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Program associated with Conditional Use Permits 200700108 and 200700072.

I move that the Regional Planning Commission **APPROVE** CONDITIONAL USE PERMIT 200700072 and 200700108 with findings and conditions as presented.

Prepared by Jeantine Nazar, Regional Planning Assistant II

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits II Section

Attachments:

Draft Conditions of Approval

Applicant's Burden of Proof statements

Environmental Documents

Site Photographs

Site Plan

Land Use Map

PWC memo and letter

Comments from agencies

Findings

List of drought tolerant vines

Vines on LA County List

Calystegia macrostegia ssp. arida

Calystegia macrostegia ssp. cyclostegia

Calystegia macrostegia ssp. intermedia

Calystegia peirsonii

→ Clematis lasiantha

Clematis ligusticifolia

Clematis pauciflora

Cucurbita foetidissima

Lathyrus vestitus var. alefeldii

Lathyrus vestitus var. vestitus

Lonicera hispidula var. vacillans

Lonicera interrupta

Lonicera subspicata var. denudata

Lonicera subspicata var. subspicata

Lotus grandiflorus var. grandiflorus

Marah macrocarpus var. macrocarpus

Marah macrocarpus var. major

Vitis californica

Vitis girdiana

So. California Morning Glory

Coast Morning Glory

South Coast Morning Glory

Peirson's Morning-Glory

Chaparral Clematis

Virgin's Bower

Small-flowered Clematis

Coyote Gourd

San Diego Pea

Pacific Pea

California Honeysuckle

Chaparral Honeysuckle

Johnston's Honeysuckle

Southern Honeysuckle

Chaparral Lotus

Southern Wild Cucumber

Island Wild Cucumber

California Wild Grape

Desert Wild Grape

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF
LOS ANGELES**

**PROJECT NUMBER R2007-00801 – (2)
CONDITIONAL USE PERMITS – 200700108 and 200700042 – (2)**

REGIONAL PLANNING COMMISSION HEARING DATE: SEPTEMBER 24, 2008

REQUEST:

The applicant is requesting a Conditional Use Permit to construct a domestic water well and a 80 foot Supervisory Control and Data Acquisition (SCADA) communication tower.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

September 24, 2008

A duly noticed public hearing was held on September 24, 2008. Commissioners present were Valadez, Bellamy, Rew and Modugno and Commissioner Helsley was absent. The Regional Planning Commission heard testimony from Daniel Wright from Charles Drew University opposing the project and requesting more time to review the project and Jim Elliott, the applicant's agent, testified in favor of the proposal. There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final findings and conditions for approval.

Findings

1. The applicant, Park Water Company ("PWC"), is requesting a Conditional Use Permit to construct, maintain and operate a domestic water well containing a 912 square feet concrete block structure with pump house, chlorine room and the well connected to two seepage pits. The applicant is also requesting to construct an 80 foot Supervisory Control and Data acquisition tower (SCADA) with radio antennas mounted to the top to electronically monitor, control and record data of all active PWC groundwater wells, reservoirs and purchase water connections.
2. The subject property is located at 1743 E 118th Street in the Willowbrook-Enterprise Zoned District and in the Willowbrook Community Standards District within the unincorporated Community of Willowbrook.
3. Zoning on the subject site is R-2- (Two-Family Residence Zone). Pursuant to Section 22.20.200 water reservoirs, pumping stations, wells and radio towers are permitted uses subject to approval of a Conditional Use Permit.
4. The surrounding zoning of properties are as follows:

North: R- 2 (Two Family Residence)
South: C-2 (Neighborhood Business)
East: R-2 (Two Family Residence)
West: C-2 (Neighborhood business)

5. The subject site is owned by Park Water Company and the existing surrounding uses are as follows:

North: Multi-Residential
South: King-Drew Medical Center
East: Multi-Residential
West: Parking lot

6. The site plan depicts a 40,200 square feet lot containing the existing two million gallon reservoir of about 14,760 square feet and the existing pump station of about 1100 square feet. There are eight parking spaces including one accessible space. The driveway entrance is from 118th street. The proposed water well is on the south side of the lot and is within a 912 square feet structure with four entries, and includes a chlorine room, an electrical motor center, a well of about 780 feet in depth carrying the water to the reservoir. There are two seepage pits at 20 feet depth and two four feet diameter holes each connected through a 2.5 feet deep pipe that takes the water overflow to these seepage pits and flushes into the pits. The proposed tower is located on the west side of the lot and is 5'-6" in diameter. The tower is adjacent to the parking lot to the west and the apartment units to the north.

7. The land use designation for the subject property within the Los Angeles Countywide Plan is 2-Low-medium density residential. Applicable goals and policies from the Plan are as follows:

- a. "Protect cultural heritage resources." (General Plan, Pg 5.16).
- b. "Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.(General Plan, Pg. 5.19).
- c. "Promote the development and use of new and improved water and waste management technology." (General Plan, Pg. 6.26).
- d. "Preserve sound residential areas and protect them from intrusion of incompatible uses." (General Plan Pg 7.34).

- PWC has prepared a Cultural Resources Investigation report inquiring on-site paleontological consultant during well excavation and on call consultants to evaluate any uncovered cultural resources of Native American origins.
- PWC has filed for a compliance plan with South Coast Air Quality Management District to control, check and monitor emissions from engines and routine checkup and engine maintenance of the equipment to protect air quality.
- *The proposed water well will increase the water capacity and serve the area in an emergency.*
- The proposed structure will be sound proofed and will include insulated roof materials.

8. The existing and proposed water reservoir and water well are compatible with the Willowbrook Community Redevelopment Plan goals and policies.
9. The subject property is in compliance with the applicable development standards pursuant to Section 22.44.125 of the Los Angeles County Zoning Code.

10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting and DRP website posting.
11. The Federal Aviation Administration requests to file a Notice of Proposed construction or Alteration since the project is approximately three miles north of Compton airport and at the vicinity of Hawthorne Airport.
12. The County Fire Department in its letter dated August 26, 2008 requests that the applicant to submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.
13. The Community Development Commission has no objection to this project and approved the landscape plan on the south side of the site to screen the project and make it more appealing to the neighborhood.
14. A community meeting was organized on May 14, 2008 and adjacent residents and members on the courtesy list were invited.
15. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study indicates fire, flooding, and water quality as potential impacts that will be less than significant with project mitigations.
16. Staff received no opposition letters.
17. This grant will terminate on September 24, 2028 and may at the discretion of the Director, be approved to continue for an additional ten (10) year period, with an approved Director's Review.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and

- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.040 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case numbers 200700108 and 200700072 – (2) are APPROVED subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring: Valadez, Bellamy, Rew, Modugno

Dissenting: none

Abstaining: none

Absent: Helsley

Action Date: September 24, 2008

MM:JN

1. This grant authorizes the construction, operation and maintenance of a domestic water well of about 780 feet depth to be contained within a concrete block structure with pump house, chlorine room and two seepage pits to control water overflow. Also, to allow the construction of a Supervisory Control and Data acquisition (SCADA) tower of 80 feet in height on the west side of the lot to control, record and monitor activities at the sites with active water wells, as depicted on the approved Exhibit "A". This grant is subject to all of the following conditions of approval.
 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with the payment of the applicable fee, at least six months before the expiration date.
 7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate on September 24, 2028.** Upon written application of the permittee made no less than six (6) months prior to **September 25, 2008**, the term of this grant may be extended by the director for a period not to exceed ten (10) years, as provided herein below. The Director shall grant such extension unless he or she finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Director, upon written application made no less than six (6) months prior to the expiration of the previous extension.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the lease area. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 (ten inspections at \$150 each).** The deposit shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. **If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.** The inspections shall be unannounced.
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit processing fees of (\$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code. The project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code. The current total fee amount is \$1,926.75.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. The permittee shall comply with the attached "Project Changes/ Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
16. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
18. That the pump house be painted a neutral color to match the existing and to be tinted with a clear anti-graffiti sealer finish on all exposed surfaces of the block wall.
19. The facility to maintain at least seven parking spaces including one accessible space.
20. The landscape plan shall include a maximum of 25 percent of Festuca rubra and turf lawn. Also, the Lantana shall be replaced by Baccharis pilularis, common name Pigeon Point Coyote Bush. The landscape plan shall be installed within a period not to exceed 60 days after the construction of the project.
21. There shall be screening provided to minimize visibility of the tower from the parking structure and the apartment complex when viewed at ground level by planting vine along the fence on both sides. A list suggesting drought tolerant vines is enclosed as Exhibit "B."
22. There shall be no outside storage on the premises of trucks, pipes, meters or any equipment.
23. All landscaping and painting shall be maintained clean and in good condition at all time. Planters shall be kept free of weeds.
24. The pumping operations may be by any form of motive power provided that such installation does not produce noise or vibration in excess of that which would be produced by a properly installed, operated and maintained electric motor of equivalent horsepower; Should internal

combustion engines be used, all buildings which house pumping equipment shall be completely insulated with sound-deadening materials and insulated roof materials, and the engines shall be equipped with silencers.

25. All mechanical equipment shall be constantly maintained so as to minimize the possibility of becoming a public nuisance.
26. The permittee shall submit architectural plans to the Fire Prevention Engineering Division prior to issuance of building permits.
27. The permittee shall submit a Notice of Proposed Construction or Alteration to the local Federal Aviation Administration Regional office.
28. The permittee shall comply with all California State Department of Public Health requirements and obtain all required permits.
29. The tower shall have anti-climb barriers and shall be located within fencing. The site shall be monitored by security cameras and motion detectors.
30. The tower shall be painted gun metal gray color and shall have no glare reflective finish or bright and shiny colors and it shall reduce to the extent possible visually unappealing effects. However, lighting or marking shall be installed and maintained on the top of the tower in accordance with Federal Aviation Administration Advisory circular 70/7460-1 K Change 2.
31. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
32. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal motion-sensor security lighting shall be used later than closing hours nightly.
33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
34. In the event of extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

35. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
36. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

MM:JN
9/25/08

STAFF USE ONLY

PROJECT NUMBER: R2008-00801

CASES: RCUP200700072

RCUP200700108



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date: 3/23/07 Staff Member: Jeanine Nazar

Thomas Guide: 704G7 USGS Quad: Southgate

Location: 1743 E 118TH Street, Willowbrook, Calif. 90262

Description of Project: Construct a domestic water well in Reservoir 19C, approximately 780 foot deep serving Compton and Willowbrook areas with a pump house, and a salt chlorine room within a 912 square-foot concrete block structure and two seepage pits at 28' from the pump house for well start-up discharge. The well would increase the water capacity by approximately 2,500 gallons per minute providing an additional 2 million gallons per day of domestic potable water supply. The proposed project will assist Park Water Company (PWC) to comply with the State Department of Health Services requirement for the Water System Source of Supply Capacity to meet or exceed the maximum daily demand for water and provide emergency water supply for one week. The pump house will allow PWC to utilize one of its four 180-kilowatt mobile diesel-powered emergency generators if the primary power source is temporarily out of operation. The project also entails the construction of a 80 foot Supervisory Control and Data Acquisition, (SCADA) communication tower at Reservoir 19B. The SCADA system continuously control devices, monitors, notifies and records activities occurring at all PWC's active ground water wells, purchase water connections and reservoirs.

Gross Acres: 40,200 square foot

Environmental Setting: The project site is located in the Compton-Willowbrook area of unincorporated Los Angeles county next to PWC Reservoir 19-B. Land uses within 500- feet of the subject property are residential uses in the R-2 zone to the north and east, the Drew Medical School to the south and a parking lot to the west within the C-2 zone. The project is located in an urbanized previously disturbed area.

Zoning: R-2(Two-Family Residence).

Community Standards District: Willowbrook Community Standard District, TOD (Imperial)

General Plan: Low/Medium density residential-Category 2

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ LA Regional Water Quality Control Board
- ☐ Lahontan Regional Water Quality Control Board
(Check if septic system proposed)

- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☐ None
- ☐ State Fish and Game

- ☐ State Parks
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☒ Compton Unified School District
Lincoln Elementary School

- ☐ High School District
- ☐ Elementary School District
- ☒ Local Native American Tribal Council
- ☐ Town Council
- ☐ Water District
- ☒ Community Development Commission

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☒ Air Quality

- ☒ Water Resources
- ☐ Santa Monica Mountains Area
- ☒ Water Resources Control Board / Water Rights

County Reviewing Agencies

- ☐ Subdivision Committee
- ☐ Sanitation District (Check if sewers proposed)
- ☒ DPW: Geotechnical, Land Development, Water Resources
- ☒ Fire Dept.:
- ☒ Public Health Department Environmental Hygiene

- ☐ Sheriff Department
- ☒ Airport Commission

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			Potential Concern
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction zone</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Drilling, generators</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Potable water</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Excavation activities</i>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Consultant to be on-site</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>80' Tower</i>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Visual impacts</i>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Source: The California Geological Survey.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology. Liquefaction zone. The project site is located in a liquefaction zone.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>The well is 780' deep and the seepage pits each 20' deep. The pipes are situated at about 2.5' underground. Also, groundwater level may be impacted.</i>

STANDARD CODE REQUIREMENTS

<input checked="" type="checkbox"/> Building Code, Title 26 - Sections 110.2, 111 & 113 (Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)		
<input type="checkbox"/> MITIGATION MEASURES <input type="checkbox"/> Lot Size <input type="checkbox"/> Project Design	<input type="checkbox"/> OTHER CONSIDERATIONS <input checked="" type="checkbox"/> Approval of Geotechnical Report by DPW	

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input type="checkbox"/> Potentially significant	<input checked="" type="checkbox"/> Less than significant with project mitigation	<input type="checkbox"/> Less than significant/No Impact
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HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>USGS-Quad: Southgate</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Source: Federal Emergency Management Agency.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- ☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

- ☐ Approval of Drainage Concept by DPW

Consult with DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Source: Los Angeles County Fire Department.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>Closest Fire Station 590' to the SE</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☐ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ MITIGATION MEASURES

☐ Project Design

☐ OTHER CONSIDERATIONS

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <u>Compton airport about 3 miles to the south. Interstate 105 about 700' to the north.</u>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <u>The project site is located in proximity 400' of Drew University of Medicine and science, and King Drew High School and next to Lincoln Elementary School</u>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <u>Pumps are electronically operated and may generate some noise.</u>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <u>Temporary noise increase during drilling and construction work</u>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ OTHER CONSIDERATIONS

☐ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

☐ Compatible Use

Consult with Environmental Hygiene

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells?</p> <p><i>The area is served by Park Water Company, a private utility company. There are no known water quality problems. The proposed water well will provide water supply to meet the standards of MWD</i></p>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project require the use of a private sewage disposal system?</p> <p><i>All facilities are public.</i></p>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?</p>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?</p> <p><i>The groundwater reduction is supplemented with importing water from Central Basin Municipal Water District to this site. The applicant states that the groundwater level remains almost same. The water well only provides 5% of water and 95% of water is imported through MWD. The project is on Los Angeles River Watersheds.</i></p>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?</p>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Other factors?</p> <p><i>Project approval by State agencies to meet the water quality requirements</i></p>

STANDARD CODE REQUIREMENTS

<input checked="" type="checkbox"/> Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)	
<input type="checkbox"/> Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)	
<input type="checkbox"/> MITIGATION MEASURES	
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design
<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Compatible Use
<input checked="" type="checkbox"/> National Pollutant Discharge Elimination System (NPDES) Permit	<input type="checkbox"/> Septic Feasibility Study

Consult with RWQCB, DPW, Public Health

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

<input type="checkbox"/> Potentially significant	<input checked="" type="checkbox"/> Less than significant with project mitigation	<input type="checkbox"/> Less than significant/No Impact
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RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Excavation of the well will generate some dust.</i> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Construction work may generate some dust and odor. Also, in cases of emergency emissions from the generator could potentially create odors.</i> Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Comply with rule 403(fugitive dust)</i> Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☒ Project Design

☐ Air Quality Report

Comply with AQMD regulation for fugitive dust (rule 403)

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Source: General Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>USGS QUAD: Southgate</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES

- ☐ Lot Size
- ☐ ERB/SEATAC Review

☐ OTHER CONSIDERATIONS

- ☐ Project Design
- ☐ Oak Tree Permit
- ☐ Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- ☐ Potentially significant
- ☐ Less than significant with project mitigation
- ☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <u>There are no known archaeological resources.</u>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <u>No known potentials unless the well shaft excavation reveals sources.</u>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain known historic structures or sites? <u>Source: California Historical Resources Inventory.</u>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <u>There is no geologic study for the site to determine the existing soil components.</u>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Cultural Resources Records Search (Quick Check)

☐ Phase 1 Archaeology Report

Phase I - Cultural Resources Investigation report dated January 24, 2007. Paleontological consultant to be on-site to observe well shaft excavations

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <u>The 80' high radio tower will create potential visual impacts and need to be screened.</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <u>Urbanized area</u>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <u>There are many residences in the surrounding area. Landscaping will be planted to screen the site and surrounded by 8' wrought iron fence</u>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <u>The 912 sq foot structure will have earth tone texture of split block concrete and brown iron doors. As per applicant, the lighting will be adjusted to prevent glare problems.</u>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☒ Project Design

☒ Visual Simulation

☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>Unmanned and requires inspection by 2 inspectors periodically.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Construction project will generate some traffic.</i>

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Traffic Report

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <i>Unmanned facility</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- ☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- ☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)
☐ MITIGATION MEASURES
☐ Site Dedication
- ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- ☐ Potentially significant
☐ Less than significant with project mitigation
☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <u>590' to closest Fire Station</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area? <u>The lot is under battalion 13 fire station</u>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Adequate groundwater as per Park Water Inc. report: "Urban Water Management Plan Central Basin Division" November 28, 2005</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>The proposed water well will provide supplemental water to meet the MWD standards.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
- ☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
				<i>Visual impacts</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Charles Drew University of Medicine and Science, Lincoln Elementary School and residential properties.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Phase I Survey</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? <i>Compton airport about 3 miles to the south.</i>
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☒ Phase 1 Environmental Assessment ☐ Toxic Clean-up Plan
FAA Determination of No Hazard to Air Navigation letter dated 5/10/07 on file.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

MITIGATION MONITORING PROGRAM
PROJECT No. 04-070

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Water Quality Applicant shall comply with the NPDES (National Pollution Discharge Elimination System) requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Submittal and approval of drainage concept and grading plan	Prior to issuance of grading permits	Applicant	Department of Public Works, Regional Water Quality Control Board and National Pollution Discharge Elimination System..
	Demonstration of an approved source of drinking water.	prior to issuance of grading permits and the removal of oak trees	Applicant	Department of Health Services
	Suspension of construction activities and evaluation by an archaeologist	Upon discovery of cultural resources	Applicant	Department of Regional Planning
Archaeology/Cultural Resources Applicant shall cease all work should any potentially important cultural deposits be encountered in the course of construction. A qualified paleontological consultant shall be on-site to observe the well shaft excavations and to report all paleontological specimens in accordance with standard guidelines. If resources are identified, the monitor/consultant must have the authority to recover, analyze and make recommendations for the protection of any significant resources. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning (DRP).	On-call qualified archaeologist to be on-site to evaluate any Native American origin discoveries.	Upon discovery of Native American resources	Applicant	Department of Regional Planning
Environmental Safety The applicant shall provide a Notice of Proposed Construction or Alteration to	Submittal and approval of FAA form 7460-1.	Prior to issuance of grading permits.	Applicant	Department of Federal Aviation Administration

MITIGATION MONITORING PROGRAM
PROJECT No. 04-070

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the Federal Aviation Administration Regional Office. The applicant shall comply with FAA requirements to take any mitigation measures to prevent hazards of low flying helicopters in transit in the vicinity of the SCADA tower.				
Exterior night lighting shall be directed downward, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Security lighting, if any is used, shall be on a motion detector.	Submittal and approval of lighting plan or depict location and specification of lighting arrangement on the approved plot plan	Prior to issuance of building permits	Applicant	Departments of Regional Planning and Public Works (Building and Safety)
Noise The structure containing the pump house, chlorine room and the well shall be sound proof and have insulated roof materials. PWC shall consult with the Environmental Hygiene for mitigation measures created from noise generated during the construction work.	Submittal and approval of sound proof system of the proposed structure.	Prior to issuance of building permits	Applicant	Department of Public Hygiene and Environmental Hygiene.
Air Quality The applicant shall comply with the Air Quality Management District regulation for fugitive dust (rule 403). Also, applicant shall comply with the SCAQMD compliance plan to control, check and monitor emissions for engines and routine checkup and maintenance of their equipment.	Rule 403 and Compliance Plan	Prior to issuance of building permits	Applicant	Southern California Air Quality Management District
Fire Prior to construction, applicant shall submit architectural plans, a landscape plan, and an irrigation plan to the satisfaction and approval of the Fire Department, Forestry Division.	Submittal and approval of a landscape plan and an irrigation plan	Prior to issuance of grading permits	Applicant	Fire Department
Prior to the issuance of a grading permit, applicant shall demonstrate all access roads and fire protection systems to the satisfaction and approval	Obtain approval of all access roads and fire protection systems; all roads shall have all-	Prior to issuance of grading permits	Applicant	Fire Department

MITIGATION MONITORING PROGRAM
PROJECT No. 04-070

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of the County of Los Angeles Fire Department (LAFD). All roads shall have all-weather surfaces.	weather surfaces			
Visual Use earth tone colors of the surrounding areas on all structures (i.e. roof, walls and drainage improvement) to minimize potential visual impacts to the view shed.	Submit final constrictio plan	Prior to issuance of building permit	Applicant	Department of Regional Planning and Department of Public Works
Proposed landscaping shall screen the site to make the visual impacts of the water well and the tower less significant.	Submit final landscaping plan	Prior to issuance of building permit	Applicant	Department of Regional Planning
Mitigation Compliance As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance reports after the issuance of grading permit to DRP for review. Additional compliance reports are required if the mitigation measures have not been implemented and completed, the applicant and subsequent owner(s) shall replenishing the mitigation monitoring account if necessary.	Submittal of annual mitigation compliance report until such time as all mitigation measures have been implemented and completed; replenishing mitigation monitoring account	Mitigation compliance reports after the issuance grading permit	Applicant	Department of Regional Planning

State of California—Health and Human Services Agency
Department of Health Services



California
Department of
Health Services

SANDRA SHEWRY
Director



ARNOLD SCHWARZENEGGER
Governor

Memorandum

Date: June 1, 2007

To: Thomas Tsu, CDHS Angeles District Office

From: Veronica L. Malloy, CDHS Environmental Review

Subject: WATER SUPPLY PERMIT FINDINGS FOR PARK WATER COMPANY –
OPERATION OF A NEW DRINKING WATER WELL, WATER SYSTEM ID NUMBER
1910021

The California Department of Health Services (CDHS) as "lead agency" pursuant to CEQA (California Environmental Quality Act) has reviewed the Mitigated Negative Declaration prepared by Park Water Company dated April 2007.

The document was distributed to the public and circulated through the State Clearinghouse (SCH# 2007041095) for a 30-day review period beginning April 20, 2007 and ending May 21, 2007. A closing letter was received by the Office of Planning and Research on May 29, 2007. No written comment was received during the review period.

Pursuant to the California Department of Fish and Game Code Section 711.4, a copy of the "No Effect" Determination Form will be filed with the Notice of Determination.

As lead agency, CDHS has considered the Mitigated Negative Declaration together with all comments received during the environmental review period and hereby makes the following findings for permit amendment:

The project will not result in any significant impacts.

There are no recommended permit conditions.

Attached is a proposed Notice of Determination (NOD) that must be filed with the Governor's Office of Planning and Research within five (5) days after issuance of the permit.

STATE OF CALIFORNIA
APPLICATION
FOR
DOMESTIC WATER SUPPLY PERMIT AMENDMENT
FROM

Applicant: Park Water Company
(Enter the name of legal owner, person(s) or organization)

Address: P.O. Box 7002, 9750 Washburn Road, Downey CA 9024

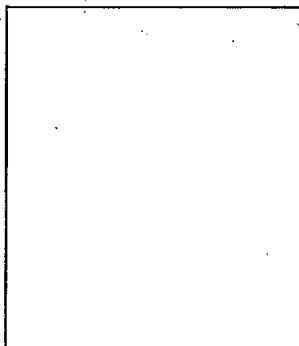
System Name: Park Water Company

System Number: 1910021

TO: Shu-Fang Peng Orr, District Engineer
District 22 – Angeles District Engineer
Drinking Water Field Operations Branch
Department of Health Services
1449 W. Temple Street, Room 202
Los Angeles, CA 90026



Pursuant and subject to the requirements of the California Health and Safety Code, Division 104, Part 12, Chapter 4 (California Safe Drinking Water Act), Article 7, Section 116550, relating to changes requiring an amended permit, application is hereby made to amend an existing water supply permit to comply with the DHS requirement that water systems have an alternate source of supply in the event of an emergency outage of the primary source of supply in PWC's Compton West Water System in Los Angeles County, California.



I (We) declare under penalty of perjury that the statements on this application and on the accompanying attachments are correct to my (our) knowledge and that I (we) are acting under authority and direction of the responsible legal entity under whose name this application is made.

Signed By: Jeanne-Marie Bruno
Print Name: Jeanne-Marie Bruno
Title: Senior Vice President/General Manager
Address: P.O. Box 7002
Downey, California 90241
Telephone: (562) 923-0711

Dated: 3/12/07



MARK B HORTON, MD, MSPH
Director

State of California—Health and Human Services Agency
California Department of Public Health



ARNOLD SCHWARZENEGGER
Governor

September 8, 2008

Ms, Jeantine Nazar
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

RE: PARK WATER COMPANY – COMPTON SYSTEM PROJECT R2007-00801-(2)
CUP NO. 200700108 & RCUP No. 200700072

Dear Ms. Nazar:

The California Department of Public Health (CDPH), Drinking Water Field Operations Branch (DWFOB), Southern California Section, Angeles District fully supports Park Water Company's efforts in providing an additional source of local water supply (the proposed Well 19 C) and installing a SCADA tower on the west end of the Park Water Company – Compton distribution system.

CDPH DWFOB is responsible for the enforcement of the federal and California Safe Drinking Water Acts (SDWAs) and the regulatory oversight of ~7,500 public water systems to assure the delivery of safe drinking water to all Californians. In this capacity, our staff perform field inspections, issue operating permits, review plans and specifications for new facilities, take enforcement actions for non-compliance with laws and regulations, review water quality monitoring results, and support and promote water system security.

Park Water Company – Compton System relies heavily on imported treated surface water from the Metropolitan Water District of Southern California (MWDSC). Based on our records, Park Water Company - Compton System utilized imported MWDSC water to meet 92 to 99 percent of water demand in the system during the last 10 years. As you may be aware, the severe drought on the Colorado River and the collapse of the Bay-Delta ecosystem has created great pressure on MWDSC's water supply. Continuing population growth and climate change make the task of meeting regional demand even more challenging. In addition to promoting conservation efforts, water systems in Southern California are encouraged by CDPH to develop the available local supplies.

Southern California Drinking Water Field Operations Branch, Southern California Section

1449 West Temple St., Room 202, Los Angeles, CA 90026

Telephone: (213)580-5723 Fax: (213)580-5711

Internet Address: www.cdph.ca.gov

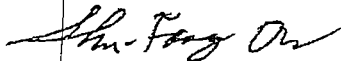
Ms. Jeantine Nazar
Page 2
September 8, 2008

In addition, MWDSC has requested member agencies to maintain sufficient resources to sustain a seven-day interruption of purchase water connection deliveries. This is to allow MWDSC to conduct planned and emergency repairs. The total storage capacity of the Park Water Company – Compton System is 2.25 million gallons (MG). The only active well (Well 12B) could provide up to 0.4 MG per day. The average day demand of the water system in 2007 is 2.7 MG. The water system could only supply approximately up to one day of the average system demands, if MWDSC water is not available.

The addition of a new well and the installation of the SCADA tower will improve the reliability of the water system. We fully support the above project and hope that you will join us in supporting Park Water Company's project by expediting the review and approval process of the Conditional Use Permit.

If you have questions regarding this letter, please contact me at (213) 580-5702.

Sincerely,



Shu-Fang Orr, P.E.
District Engineer
Angeles District

cc: Jeanne-Marie Bruno, P.E.
General Manager/Senior Vice President
Park Water Company
P.O. Box 7002
9750 Washburn Road
Downey, CA 90241

Gary Lynch
Vice President – Water Quality
Park Water Company
P.O. Box 7002
9750 Washburn Road
Downey, CA 90241



California Regional Water Quality Control Board

Los Angeles Region



Linda S. Adams
Agency Secretary

Recipient of the 2001 Environmental Leadership Award from Keep California Beautiful
320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

March 20, 2007

Ms. Jeanne-Marie Bruno, General Manager
Park Water Company
P.O. Box 7002
Downey, CA 90241

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7001 2510 0003 6055 6968

Dear Ms. Bruno:

COVERAGE UNDER GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES) AND WASTE DISCHARGE REQUIREMENTS—PARK WATER COMPANY—WELL NO. 19C, 1743 E. 118th STREET, COMPTON, CALIFORNIA (NPDES NO. CAG994005, CI-9243)

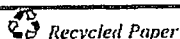
We have completed our review of your application for a permit to discharge waste under the National Pollutant Discharge Elimination System (NPDES). Based on the information provided, the proposed discharge of groundwater meets the conditions to be regulated under Order No. R4-2003-0108, *General National Pollutant Discharge Elimination System and Waste Discharge Requirements for Discharges of Groundwater from Potable Water Supply Wells to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties*, adopted by this Board on August 7, 2003.

Enclosed are your Waste Discharge Requirements, which also serve as a NPDES permit, consisting of Order No. R4-2003-0108 and Monitoring and Reporting Program No. CI-9243. The discharge limitations in Part E.1 of Order No. R4-2003-0108 are applicable to your discharge. Discharge from the project drains to Compton Creek, thence to Los Angeles River - between Figueroa Street and Los Angeles River Estuary (Willow Street); therefore, the discharge limitations in Attachment B.7.d of Order No. R4-2003-0108 are applicable to your discharge. Prior to starting discharge, a representative sample of the effluent shall be obtained and analyzed to determine compliance with the discharge limitations.

The Monitoring and Reporting Program requires you to implement the monitoring program on the effective date of coverage under this permit. All monitoring reports should be sent to the Regional Board, ATTN: Information Technology Unit.

When submitting monitoring or technical reports to the Regional Board per these requirements, please include a reference to "Compliance File No. CI-9243 and NPDES No. CAG994005", which will assure that the reports are directed to the appropriate file and staff. Also, please do not combine other reports with your monitoring reports. Submit each type of report as a separate document. In order to avoid future annual fees, please submit written notification when the project has been completed and the permit is no longer needed.

California Environmental Protection Agency



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

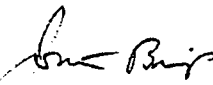
Mr. Jeanne-Marie Bruno, General Manager - 2 -
Park Water Company

March 20, 2007

We are sending a copy of Order No. R4-2003-0108 only to the applicant. For those on the mailing list, please refer to the Board Order previously sent to you. A copy of the Order will be furnished to anyone who requests it, or it can be obtained at our web site address: http://www.waterboards.ca.gov/losangeles/html/permits/general_permits.html.

If you have any questions, please contact Namiraj Jain at (213) 620-6003.

Sincerely,


Jonathan S. Bishop
Executive Officer

Enclosures: Fact Sheet
Monitoring and Reporting Program No. CI-9243
Order No. R4-2003-0108

cc: Environmental Protection Agency, Region 9, Clean Water Act Standards and
Permits Office (WTR-5)
U.S. Army Corps of Engineers
NOAA, National Marine Fisheries Service
Department of Interior, U.S. Fish and Wildlife Service
Philip Isorena, SWRCB, NPDES Unit
California Department of Fish and Game, Region 5
California Department of Health Services, Environmental Branch
Maywood, Department of Public Works
Lee Solomon, Tetra Tech

/nj

California Environmental Protection Agency



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

State of California
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION
320 West 4th Street, Suite 200, Los Angeles
FACT SHEET
WASTE DISCHARGE REQUIREMENTS
FOR
PARK WATER COMPANY
NPDES NO. CAG994005, SERIES NO. 074
CI-9243

FACILITY LOCATION

1743 E. 118th Street.
Compton, CA 90059

FACILITY MAILING ADDRESS

P.O. Box 7002
Downey, CA 90241

PROJECT DESCRIPTION

Park Water Company (PWC) proposes to discharge groundwater generated from development and testing of a potable water supply Well No. 19C, located at 1743 E. 118th Street in the City of Compton. PWC proposes to discharge up to two million gallons per day (mgd) of groundwater. Discharge at this high rate of flow is necessary to properly develop and test the well. The groundwater will be stored in baker tanks prior to discharge to a nearby storm drain which flows into Compton Creek.

VOLUME AND DESCRIPTION OF DISCHARGE

Up to 2 mgd of groundwater will be discharged to the Compton Creek (outfall located at Latitude 33° 55' 19", Longitude 118° 15' 02"), thence to Los Angeles River, a water of the United States. The site location is shown as Figure 1.

APPLICABLE EFFLUENT LIMITATIONS

Based on the information provided, the analytical data did not show reasonable potential for toxics to exist in groundwater above the Screening Levels for Potential Pollutants of Concern in Potable Groundwater in Attachment A. Therefore, the effluent limitations for toxic pollutants in Section E.2. are not applicable to the discharge. The discharge flows to Compton Creek, thence to the Los Angeles River between Figueroa Street and Los Angeles River Estuary (Willow Street). Therefore, the discharge limitations in Attachment B.7.d. are applicable to the discharge.

This Table lists the specific constituents and effluent limitations applicable to the discharge.

Constituents	Units	Discharge Limitations	
		Daily Maximum	Monthly Average
Total Suspended Solids	mg/L	150	50
Turbidity	NTU	150	50
BOD ₅ 20°C	mg/L	30	20
Settleable Solids	ml/L	0.3	0.1
Residual Chlorine	mg/L	0.1	---
Total Dissolved Solids	mg/L	1500	---
Sulfate	mg/L	350	---
Chloride	mg/L	190	---
Boron	mg/L	---	---
Nitrogen ¹	mg/L	8	---

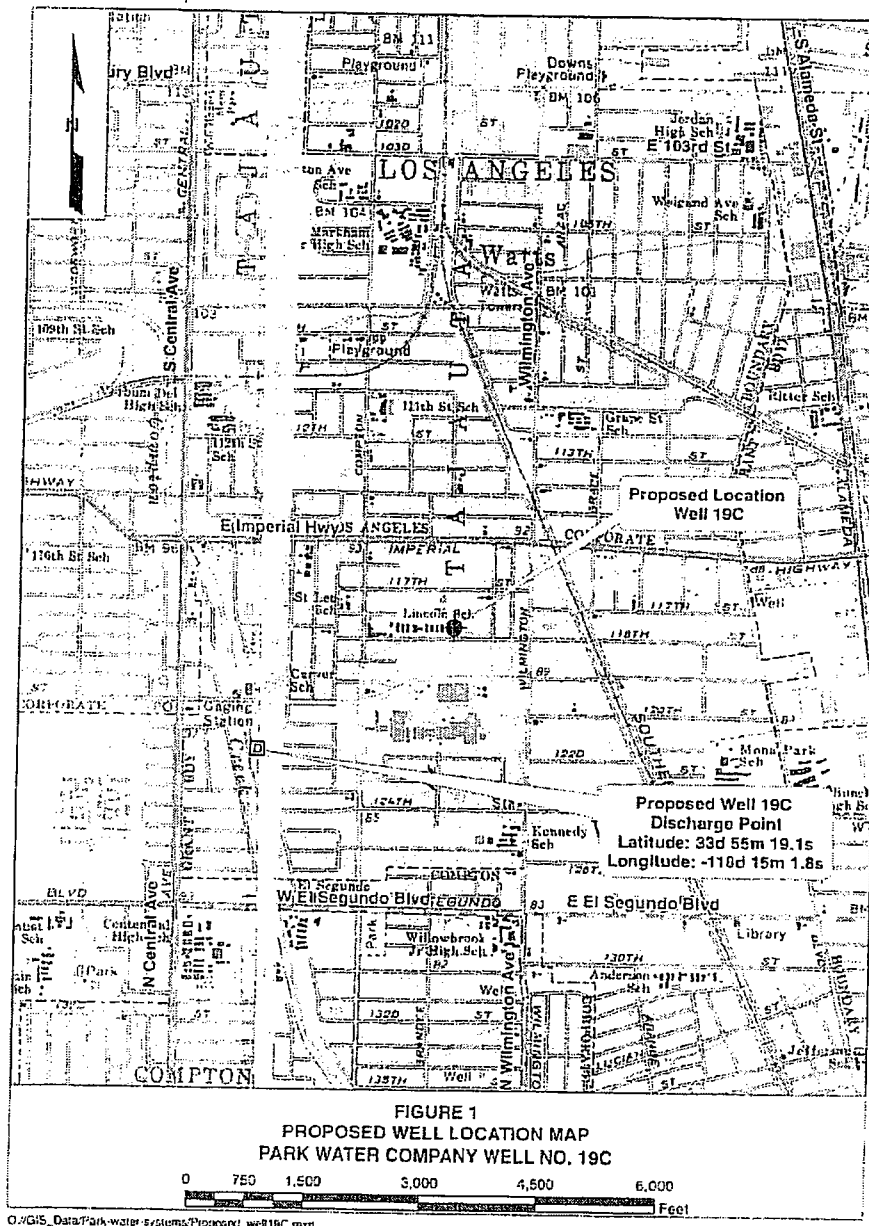
FREQUENCY OF DISCHARGE

The discharge will be intermittent and of short duration (lasting up to 8 weeks).

REUSE OF WATER

It is not feasible to discharge the water to the sanitary sewer system. There are no available facilities that can directly reuse the groundwater. Therefore, the groundwater will be discharged to the Los Angeles River in compliance with the attached Order.

¹ Nitrate-nitrogen plus nitrite nitrogen.



Site Location Map

FIGURE 1

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

MONITORING AND REPORTING PROGRAM NO. CI-9243
FOR
PARK WATER COMPANY

(NPDES NO. CAG994005, SERIES NO. 074)

I. REPORTING REQUIREMENTS

- A. The discharger shall implement this monitoring program on the effective date of this permit. The discharger shall submit monitoring reports to the Regional Board by the dates in the following schedule:

<u>Reporting Period</u>	<u>Report Due</u>
January - March	May 15
April - June	August 15
July - September	November 15
October - December	February 15

- B. The first monitoring report under this Program is due by August 15, 2007. If there is no discharge during any reporting period, the report shall so state.
- C. All monitoring reports shall include the discharge limitations in the Order, tabulated analytical data, the chain of custody form, and the laboratory report (including but not limited to date and time of sampling, date of analyses, method of analysis and detection limits).
- D. Each monitoring report shall contain a separate section titled "Summary of Non-compliance" which discusses the compliance record and corrective action taken or planned that may be needed to bring the discharge into full compliance with waste discharge requirements. This section shall clearly list all non-compliance with waste discharge requirements, as well as all excursions of effluent limitations.
- E. Before commencing a new discharge, a representative sample of the effluent shall be collected and analyzed for toxicity and for all the constituents listed in the Fact Sheet and the test results must meet all applicable limitations of Order No. R4-2003-0108.

II. SAMPLE COLLECTION REQUIREMENTS (AS APPROPRIATE)

- A. Daily samples shall be collected each day.
- B. Weekly samples shall be collected on a representative day of each week.
- C. Monthly samples shall be collected on a representative day of each month.
- D. Quarterly samples shall be collected in February, May, August, and November.

Park Water Company
Monitoring and Reporting Program CI - 9243

- E. Semi-annual samples shall be collected in May and November.
- F. Annual samples shall be collected in November.

III. EFFLUENT MONITORING REQUIREMENTS

- A. Sampling station(s) shall be established at the discharge point and shall be located where representative samples of the effluent can be obtained. Provisions shall be made to enable visual inspections before discharge. In the event of presence of oil sheen, debris, and/or other objectionable materials or odors, discharge shall not commence until compliance with the requirements is demonstrated. All visual observations shall be included in the monitoring report.
- B. If monitoring result indicate an exceedance of a limit contained in Order R4-2003-0108, the discharge shall be terminated and shall only be resumed after remedial measures have been implemented and full compliance with the requirements has been ascertained.
- C. In addition, as applicable, following an effluent limit exceedance, the discharger shall implement the following accelerated monitoring program:
 - 1. Monthly monitoring shall be increased to weekly monitoring,
 - 2. Quarterly monitoring shall be increased to monthly monitoring,
 - 3. Semi-annually monitoring shall be increased to quarterly, and
 - 4. Annual monitoring shall be increased to semi-annually.

If three consecutive accelerated monitoring events demonstrate full compliance with effluent limits, the discharger may return to the regular monitoring frequency, with the approval of the Executive Officer of the Regional Board.

- D. The following shall constitute the discharge monitoring program:

Constituent	Unit	Type of Sample	Minimum Frequency of Analysis
Total Waste Flow	gal/day	recorder	continuously ¹
pH	pH unit	grab	once per discharge event ²
Temperature	°F	grab	once per discharge event ²
Turbidity	NTU	grab	once per discharge event ²
Total Suspended Solids	mg/L	grab	once per discharge event ²
BOD ₅ @ 20°C	mg/L	grab	once per discharge event ²
Total Dissolved Solids	mg/L	grab	once per discharge event ²
Settleable Solids	ml/L	grab	once per discharge event ²
Residual chlorine	mg/L	grab	once per discharge event ²
Sulfate	mg/L	grab	once per discharge event ²
Chloride	mg/L	grab	once per discharge event ²
Nitrogen	mg/L	grab	once per discharge event ²
Perchlorate	µg/L	grab	annually ²

Park Water Company
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Constituent	Unit	Type of Sample	Minimum Frequency of Analysis
N-Nitrosodimethyl amine (NDMA)	µg/L	grab	annually
1,4-Dioxane	µg/L	grab	annually
Acute Toxicity	µg/L	grab	annually
1 Record the monthly total flow and report the calculated daily average flow and monthly flow in the quarterly reports.			
2 If discharge is continuous for more than one month, then the minimum frequency of analysis becomes monthly.			

IV. EFFLUENT TOXICITY TESTING

- A. The discharger shall conduct acute toxicity testing tests on 100% effluent grab samples by methods specified in 40 CFR Part 136 which cites USEPA's *Methods for Measuring the Acute Toxicity of Effluents and Receiving Water to Freshwater and Marine Organisms*, October 2002, (EPA/821-R-02-012) or a more recent edition. Submission of bioassay results should include the information noted on pages 109-113 of the EPA/821-R-02-012 document.
- B. The fathead minnow, *Pimephales promelas*, shall be used as the test species for fresh water discharges and the topsmelt, *Atherinops affinis*, shall be used as the test species for brackish discharges. The method for topsmelt is found in USEPA's *Short-term Methods for Estimating the Chronic Toxicity of Effluents and Receiving Waters to West Coast Marine and Estuarine Organisms, First Edition, August 1995, (EPA/600-R-95/136)*.
- C. If the results of the toxicity test yields a survival of less than 90%, then the frequency of analyses shall increase to monthly until at least three test results have been obtained and full compliance with effluent limitations has been demonstrated, after which the frequency of analyses shall revert to annually. Results of toxicity tests shall be included in the first monitoring report following sampling.

V. GENERAL PROVISIONS FOR REPORTING

- A. The discharger shall inform this Regional Board 24 hours before the start of the discharge.
- B. All chemical, bacteriological, and toxicity analyses shall be conducted at a laboratory certified for such analyses by the California Department of Health Services Environmental Laboratory Accreditation Program (ELAP) or approved by the Executive Officer. A copy of the laboratory certification shall be provided with the first monitoring report and each time a new and/or renewal is obtained from ELAP.

Park Water Company
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- C. Samples must be analyzed within allowable holding time limits as specified in 40 CFR Part 136.3. Proper chain of custody procedures must be followed and a copy shall be submitted with the report.
- D. As required in part H of Order No. R4-2003-0108, the monitoring report shall specify the USEPA analytical method used, the Method Detection Limit and the Minimum Level for each pollutant.

VI. COMPLIANCE DETERMINATION (AS APPLICABLE)

- A. Compliance with single constituent effluent limitation – If the concentration of the pollutant in the monitoring sample is greater than the effluent limitation and greater than or equal to the reported Minimum Level (see Monitoring and Reporting Requirements Section H.4. of Order R4-2003-0108), then the Discharger is out of compliance.
- B. Compliance with monthly average limitations - In determining compliance with monthly average limitations, the following provisions shall apply to all constituents:
 - a. If the analytical result of a single sample, monitored monthly, quarterly, semi-annually, or annually, does not exceed the monthly average limit for that constituent, the Discharger has demonstrated compliance with the monthly average limit for that month.
 - b. If the analytical result of a single sample, monitored monthly, quarterly, semi-annually, or annually, exceeds the monthly average limit for any constituent, the Discharger shall collect four additional samples at approximately equal intervals during the month. All five analytical results shall be reported in the monitoring report for that month, or 45 days after results for the additional samples were received, whichever is later.

When all sample results are greater than or equal to the reported Minimum Level (see Monitoring and Reporting Requirements Section H.4. of Order R4-2003-0108), the numerical average of the analytical results of these five samples will be used for compliance determination.

When one or more sample results are reported as "Not-Detected (ND)" or "Detected, but Not Quantified (DNQ)" (see Monitoring and Reporting Requirements Section H.4. of Order R4-2003-0108), the median value of these four samples shall be used for compliance determination. If one or both of the middle values is ND or DNQ, the median shall be the lower of the two middle values.

- c. In the event of noncompliance with a monthly average effluent limitation, the sampling frequency for that constituent shall be

increased to weekly and shall continue at this level until compliance with the monthly average effluent limitation has been demonstrated.

- d. If only one sample was obtained for the month or more than a monthly period and the result exceed the monthly average, then the Discharger is in violation of the monthly average limit.
- C. Compliance with effluent limitations expressed as a sum of several constituents – If the sum of the individual pollutant concentrations is greater than the effluent limitation, then the Discharger is out of compliance. In calculating the sum of the concentrations of a group of pollutants, consider constituents reported as ND or DNQ to have concentrations equal to zero, provided that the applicable ML is used.
- D. Compliance with effluent limitations expressed as a median – in determining compliance with a median limitation, the analytical results in a set of data will be arranged in order of magnitude (either increasing or decreasing order); and
 - a. If the number of measurements (n) is odd, then the median will be calculated as $X_{(n+1)/2}$, or
 - b. If the number of measurements (n) is even, then the median will be calculated as $[X_{n/2} + X_{(n/2)+1}] / 2$, i.e. the midpoint between the $n/2$ and $n/2+1$ data points.
- E. In calculating mass emission rates from the monthly average concentrations, use one half of the method detection limit for "Not Detected" (ND) and the estimated concentration for "Detected, but Not Quantified" (DNQ) for the calculation of the monthly average concentration. To be consistent with section VI.C., if all pollutants belonging to the same group are reported as ND or DNQ, the sum of the individual pollutant concentrations should be considered as zero for the calculation of the monthly average concentration.

VII. NOTIFICATION

- A. The discharger shall notify the Executive Officer in writing prior to discharge of any chemical which may be toxic to aquatic life. Such notification shall include:
 - 1. Name and general composition of the chemical,
 - 2. Frequency of use,
 - 3. Quantities to be used,
 - 4. Proposed discharge concentrations and,
 - 5. EPA registration number, if applicable.

No discharge of such chemical shall be made prior to obtaining the Executive Officer's approval.

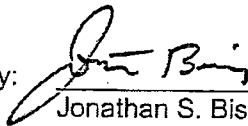
Park Water Company
Monitoring and Reporting Program CI - 9243

- B. The discharger shall notify the Regional Board via telephone and/or fax within 24 hours of noticing an exceedance above the effluent limits in Order No. R4-2003-0108. The discharger shall provide to the Regional Board within 14 days of observing the exceedance a detailed statement of the actions undertaken or proposed that will bring the discharge into full compliance with the requirements and submit a timetable for correction.

VIII. MONITORING FREQUENCIES

Monitoring frequencies may be adjusted by the Executive Officer to a less frequent basis if the discharger makes a request and the request is justified by statistical trends of monitoring data submitted. However, monitoring frequency may also increase based on site-specific conditions.

Ordered by:


Jonathan S. Bishop
Executive Officer

Date:

March 20, 2007

Christine Figueroa

From: Jim Elliott [jelliott@parkwater.com]
Sent: Tuesday, January 15, 2008 8:45 AM
To: Christine Figueroa
Cc: Jeanne Marie Bruno; Lonnie Bell; pliu@pacrimengineering.com
Subject: PWC SCADA Tower and New Well

Chris,

Regarding the following text from our document:

"How does SCADA communicate among the different sites?"

The industry standard communication method between the SCADA sites is through the use of radio signals. Unfortunately in the southeast Los Angeles County basin, licensed radio frequencies are difficult to obtain from the Federal Communications Commission and there is too much interference for unlicensed frequencies to work properly. Thus in 1997, PWC decided to lease dedicated phone lines (ADN multi-drop 56k digital lines) for communication with all of its SCADA sites at a cost of about \$21,000 per year. Since installation, PWC has had numerous communication failures due to weather and other phone company institutional issues. When these communication failures occur, we lose the capability to monitor and remotely control our facilities which could negatively impact water service to our customers."

The above paragraph explains why PWC started using phone lines for the SCADA technology we installed in 1997. Our recent directives for increased water system security, reliability, and cost savings have caused us to re-evaluate the current phone system and realize that it is expensive, unreliable, and unable to handle the transmission of large quantities of data from our future increased security monitoring. In the event that we could get a licensed low band frequency in the basin (referenced above), it would not meet our data transmission needs.

Through an evaluation of alternatives by our SCADA consultant, a broadband network of 5.8 GHz was selected to meet all of our objectives. Whether licensed or unlicensed, only broadband high frequency line of sight radios have these broadband capabilities and they require towers to communicate.

Thanks for your assistance in this matter and please let me know if you require further information.

Jim Elliott
Division Civil Engineer
direct phone: 562.299.5124



Park Water Company

January 8, 2008

RETURN RECEIPT REQUESTED

Mr. Cordé Carillo
Community Development Commission of
the County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Re: Water Supply Facilities to be constructed at 1743 East 118th Street, Willowbrook

Dear Mr. Carillo:

We wish to thank you again for the recent meeting to discuss Park Water Company's two proposed projects at our existing reservoir facility at 1743 East 118th Street in Willowbrook. The construction of a radio communication tower and a new groundwater supply well will allow us to continue to provide safe, reliable, and quality service to our customers.

As requested, we have enclosed a draft landscape plan for our facility and an issues, impacts, and resolutions document. Your staff has also requested estimated duration of construction activity for the two projects. This is shown below in calendar days with an estimated start upon receipt of approval from the County of Los Angeles.

Project Description	Bid Period	Advertisement	Award & Material Procurement Phase	Construction Phase
Groundwater Well	90 days		60 days	270 days
Radio Tower	60 days		45 days	45 days

We believe that we have addressed the concerns of your organization and we request that a concurrence letter be crafted to County of Los Angeles, Department of Regional Planning. If you have any questions or require further information, please contact our Division Civil Engineer, Jim Elliott at 562.299.5124.

Sincerely,

Jeanne-Marie Bruno
Senior Vice President/General Manager

Enclosures

Park Water Company

subsequent abandonment of several of its groundwater wells due to casing failures and groundwater contamination.

PWC contracted a highly respected groundwater hydrogeologist firm to analyze its well facilities and provide solutions for maintaining this viable source of supply. In general, the study pointed out the condition of PWC's aging wells and the probability that they will fail in the near future. As stated in the study's conclusions:

"We strongly recommended that PWC embark on an aggressive program of replacing each of their old wells with new wells drilled with current technology. Due to the long lead time to construct a well (permitting, etc.), the well replacement program should begin as soon as possible so that when an inevitable well failure occurs, the new well(s) will allow PWC to continue to meet the water demands of its water system."

The study also reinforced the concept that there is little to be done to guarantee the extension of life of the existing wells. While work can be done to possibly increase the production capability, it would be done at the risk of causing damage or complete failure of the well casing. PWC must ensure an adequate and reliable groundwater supply to its water system by investing in new groundwater well construction.

Are there other options besides groundwater wells?

PWC evaluated the installation of emergency interconnections with other water systems. PWC operates a number of interconnections with adjacent water systems and has studied the possibility of constructing others. An interconnection can provide water to a localized area. However, the flow and pressure capabilities from the adjacent systems may not be adequate to meet the demands of PWC's water system. In addition, it is possible that the adjacent water system would be experiencing the same conditions causing the water shortage as PWC. Due to the need for adjacent water systems to first meet their own water system requirements, water from an interconnection is not a reliable alternate source of supply.

Why is the groundwater well being installed here and not somewhere else?

PWC owns several sites within the Compton West Water System. Unfortunately, most of these sites accommodated former groundwater wells. These sites are narrow and located in residential neighborhoods.

Park Water Company

To avoid negative impacts from abandoned wells and to comply with State requirements, the new well must be drilled a minimum of 25 feet from any abandoned well. Most of these existing sites will not accommodate this requirement.

In addition, many of these sites in the southerly portion of this water system overlay a groundwater aquifer that has poor water quality. Installing a groundwater well in this area would also require the installation of water treatment equipment and would result in more expensive water costs for our customers.

PWC could purchase another property to accommodate the new groundwater well. However, we would have to obtain about ¼-acre of property and get our regulators, the California Public Utilities Commission, to approve this additional cost that our rate payers would have to pay.

The best option is to install the groundwater well within the non-utilized front portion of our Reservoir 19B site. This site is located in the northerly portion of our water system. The aquifer under this site has good water quality and excellent quantities of water flow. We already own the site and the front portion can readily accommodate the new facilities with minimal impact to our adjacent neighbors.

SCADA Communication Tower at Reservoir 19B

What is SCADA and why do we need it?

SCADA stands for Supervisory Control and Data Acquisition. The SCADA system consists of electronic monitoring and control devices, software, and computers. This system continuously controls, monitors and records what is occurring at all of PWC's active groundwater wells, purchase water connections, and reservoirs. The various sites in PWC's water systems are monitored and controlled through localized computers which report to a master computer located at our main office in Downey. In the event of an alarm condition, the SCADA system notifies our 24/7 control center operator and on-call operators. The SCADA system was installed in 1997 and is an integral part of maintaining any reliable water system.

PWC operates 3 distinct water systems in southeast Los Angeles County. The distance from the most westerly point of our Compton West Water System to the most easterly point of our Bellflower/Norwalk Water System is about 13 miles. The distance from the most northerly portion of our service area to the most southerly portion of our service area is

Park Water Company

about 4 miles. Due to the large distance and critical nature of operating water systems that have a direct effect on public health, the California Public Utilities Commission concurred that the installation of a SCADA system was justified for PWC to properly manage and control their water systems.

How does SCADA communicate among the different sites?

The industry standard communication method between the SCADA sites is through the use of radio signals. Unfortunately in the southeast Los Angeles County basin, licensed radio frequencies are difficult to obtain from the Federal Communications Commission and there is too much interference for unlicensed frequencies to work properly. Thus in 1997, PWC decided to lease dedicated phone lines (ADN multi-drop 56k digital lines) for communication with all of its SCADA sites at a cost of about \$21,000 per year. Since installation, PWC has had numerous communication failures due to weather and other phone company institutional issues. When these communication failures occur, we lose the capability to monitor and remotely control our facilities which could negatively impact water service to our customers.

Recently, new radio technology has come on the market for no-cost unlicensed frequencies that are reliable and able to carry large quantities of data. In addition, there are new requirements that have been imposed on PWC by the Department of Homeland Security for increased water system surveillance. After completing extensive digital radio frequency testing, PWC has determined that this "new" radio technology will reliably meet our communication and data transmission requirements.

Why is radio transmission a good communication method among the different sites?

The "new" radio technology utilizes a 5.8 GHz frequency that provides a safe communication environment which prevents unauthorized access to control of the facility via electronic hacking. This technology will provide reliable and continuous communication to remotely monitor and control our facilities. Because radio transmission has greater carrying capacity than leased telephone lines, we will be able to install cameras at our various sites to visually monitor them from our main office. In addition, this technology will allow us to decrease our operation and maintenance costs to our customers by eliminating the lease of phone lines and reducing labor for troubleshooting communication problems.

Park Water Company

Is there a computerized system alternative to the radio frequency system?

PWC requires the ability to transfer large quantities of data between Reservoir 19B and their main office. In addition, due to the 24/7 operation and security needs it must be reliable. PWC has been directed by the CPUC to accomplish their goals with minimal financial impact to their rate payers. There are hard wired communication technologies that can accommodate PWC's data needs. However, there is a continuous monthly cost to utilize this technology and this technology is subject to impacts from any disaster scenario.

To save our rate payers money and to ensure continuous reliable communication, PWC selected the unlicensed radio technology for its Reservoir 19B and Well 19C SCADA and security system communications with its other water facilities.

How will the radios communicate with each other?

PWC performed extensive radio frequency testing. This testing revealed that to optimally communicate with the furthest parts of our water systems, it will be necessary to install radio antennas at the top of 2 - 80-foot tall self supporting radio towers for line-of-sight transmission. One tower will be located at our main office in the City of Downey and the other will be located at our Reservoir 19B located at 1743 East 118th Street in the Unincorporated Los Angeles County, Willowbrook Area.

Why are you putting this tower here and not somewhere else?

PWC owns several sites within the Compton West Water System. Unfortunately, most of these are narrow and located in residential neighborhoods. PWC could purchase another property to accommodate the tower. However, we would have to get our regulators, the California Public Utilities Commission, to approve this additional cost that our rate payers would have to pay. We already own Reservoir 19B and it can readily accommodate the radio tower with minimal impact to our adjacent customers. In addition, our radio survey indicated that this site could not communicate with any other site in this water system without the use of a radio tower.

PWC facilities at Reservoir 19B include a partially buried 2-million gallon concrete reservoir and an above-grade concrete block enclosed booster pump station. The reservoir and booster pump facility provide fire flow and operational storage for the local service area. The property is

Park Water Company

enclosed by a chain link fencing to protect the facility from un-authorized entry. The facility is un-manned and remotely controlled.

The proposed location for the tower is about 70 feet south of our northerly property line and about 20 feet east of our westerly property line. This proposed location is a paved area of our property utilized for access to the northern portion of our reservoir.

The front portion of this facility is currently a vacant field. As discussed above, this is the location where PWC will be installing a new groundwater well to service this water system. This facility will also be un-manned and remotely controlled.

This property accommodates facilities that are critical sources of supply for this water system. As such, PWC must have reliable continuous communication with the facility. To accomplish this requirement, PWC must install an 80-foot tall radio tower here to communicate in line-of-sight transmission with our main office in the City of Downey and other sites in this water system.

How will you reduce the visual impact of this facility from the street?

PWC has secured the services of a landscape architect. This firm has been instructed to design a visually appealing landscape that will screen the facilities from the street. The new landscaping will include screening plant materials along a 100-foot long portion of our eastern property line. It will also include trees and shrubs in the 25-foot street setback area from the southern property line. The plant materials to be used will be of a xeriscape (low water use) type and will serve as a demonstration area for our customers on how to save water in their own landscaped areas.

PWC's goal is to be good neighbors with our customers while providing a safe reliable water supply. This new landscape area will soften the visual impact of our facilities without major impact to our customers.

Will the tower fall over during an earthquake or during a storm?

PWC has utilized the services of a SCADA consultant well versed in current technology and installations of equipment. Due to the topography of our service area, they have selected an industry standard radio tower. This radio tower is self supporting. It does not need any guide wires and it will be anchored to a foundation.

Park Water Company

PWC has utilized the services of structural and geotechnical engineers. These engineers have taken into account the type of soil, groundwater level, wind loading, and seismic faulting at the site. All of this was incorporated into the design of the 5-foot diameter, 14-foot deep, cast-in-place concrete in-ground foundation.

These types of towers are utilized all over the country in all types of demographic areas. With their foundation holding them to the ground, they are designed to accommodate a 17 square foot antenna area at an 85 mile per hour wind. PWC will be installing a 7 square foot antenna at this site.

How will you prevent this tower from being an attractive nuisance?

Currently, PWC has cameras and motion detectors installed at this facility. Although the use of these devices is not optimal due to the slow, unreliable existing phone line connection, we are able to detect and record incursions onto our property. The detectors are tied to alarms that notify our 24/7 control center operator of an issue and who subsequently dispatches authorities to this site.

The new radio technology will allow us to install additional cameras and to be notified quickly and reliably of any issues at this site. To further deter people from climbing the tower, we will be installing anti-climb shields.

Are there other options for line-of-sight Communication?

There are no other options for line-of-sight communication between Reservoir 19B and PWC's main office in Downey. We have completed the required radio signal test and obtained a strong signal capable of providing the required bandwidth to meet the security and operational needs of the existing and proposed facilities. The existing site is located in a mixed use area that borders a medical university parking lot and residential uses.

The tower will be located on a site already owned by PWC. Since we own this site, the rate impact to our customers will be minimal. It will be utilized to control and monitor on-site facilities that are a critical source of water supply for our Compton West Water System. It will also be secured behind fencing, protected by anti-climb shields, and be monitored by both motion detectors and cameras.



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2007-AWP-2362-OE

Issued Date: 05/10/2007

James P. Elliott, PE
Park Water Company
P. O. Box 7002
9750 Washburn Road
Downey, CA 90241-7002

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower
Location:	Los Angeles, CA
Latitude:	33-55-35.08 N NAD 83
Longitude:	118-14-34.22 W
Heights:	80 feet above ground level (AGL) 170 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 11/10/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-2362-OE.

Signature Control No: 516007-100026923

(DNE)

Michael Blaich
Technician

Attachment(s)
Frequency Data

Frequency Data for ASN 2007-AWP-2362-GE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
5.26	5.32	GHz	30	dBm
5.725	5.85	GHz	45	dBm
5.725	5.85	GHz	56	dBm



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 9, 2008

IN REPLY PLEASE
REFER TO FILE: AV-0

Ms. Maria Masis
Department of Regional Planning
Zoning Permits II Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Masis:

**PROJECT - R2007-00801
CASE - RCUP200700072 AND RCUP200700108
1743 EAST 118TH STREET, WILLOWBROOK, CA 90262**

As requested, Aviation Division has reviewed the enclosed environmental information for the above-referenced project. We understand the project includes the installation of an 80-foot-high Supervisory Control and Data Acquisition (SCADA) communication tower in the vicinity of Compton/Woodley Airport.

The proposed construction site of the SCADA tower is approximately three miles north of the airport and outside of the airport's influence area. The location is also in the vicinity of the Hawthorne Airport, in an area frequently transited by low-flying helicopters along the 105 Freeway. For this reason, we suggest that the contractor submit a Federal Aviation Administration Form 7460-1, Notice of Proposed Construction or Alteration, to the local FAA Regional Office. The form can be found at <http://www.faa.gov>.

If you have any questions, please call me or Mr. Brendan O'Reilly of my staff at (626) 300-4602.

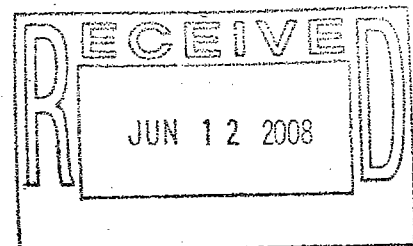
Very truly yours,

DEAN D. EFSTATHIOU
Acting Director of Public Works

RICHARD L. SMITH
Chief, Aviation Division

BJO:hv
P:\AVPUBADMIN\BRENDAN\MY LETTERS\REGIONAL PLANNING\RESPONSE.DOC

Enc.



NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

§77.13 Construction or alteration requiring notice.

(a) Except as provided in §77.15, each sponsor who proposes any of the following construction or alteration shall notify the Administrator in the form and manner prescribed in §77.17:

(1) Any construction or alteration of more than 200 feet in height above the ground level at its site.

(2) Any construction or alteration of greater height than an imaginary surface extending outward and upward at one of the following slopes:

(i) 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of each airport specified in paragraph (a) (5) of this section with at least one runway more than 3,200 feet in actual length, excluding heliports.

(ii) 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway of each airport specified in paragraph (a) (5) of this section with its longest runway no more than 3,200 feet in actual length, excluding heliports.

(iii) 25 to 1 for a horizontal distance of 5,000 feet from the nearest point of the nearest landing and takeoff area of each heliport specified in paragraph (a) (5) of this section.

(3) Any highway, railroad, or other traverse way for mobile objects, of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 15 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of paragraph (a) (1) or (2) of this section.

(4) When requested by the FAA, any construction or alteration that would be in an instrument approach area (defined in the FAA standards governing instrument approach procedures) and available information indicates it might exceed a standard of Subpart C of this part.

(5) Any construction or alteration on any of the following airports (including heliports):

(i) An airport that is available for public use and is listed in the Airport Directory of the current Airman's Information Manual or in either the Alaska or Pacific Airman's Guide and Chart Supplement.

(ii) An airport under construction, that is the subject of a notice or proposal on file with the Federal Aviation Administration, and except for military airports, it is clearly indicated that that airport will be available for public use.

(iii) An airport that is operated by an armed force of the United States.

(b) Each sponsor who proposes construction or alteration that is the subject of a notice under paragraph (a) of this section and is advised by an FAA regional office that a supplemental notice is required shall submit that notice on a prescribed form to be received by the FAA regional office at least 48 hours before the start of construction or alteration.

(c) Each sponsor who undertakes construction or alteration that is the subject of a notice under paragraph (a) of this section shall, within 5 days after that construction or alteration reaches its greatest height, submit a supplemental notice on a prescribed form to the FAA regional office having jurisdiction over the region involved, if —

(1) The construction or alteration is more than 200 feet above the surface level of its site; or

(2) An FAA regional office advises him that submission of the form is required.

§77.15 Construction or alteration not requiring notice.

No person is required to notify the Administrator for any of the following construction or alteration:

(a) Any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

(b) Any antenna structure of 20 feet or less in height except one that would increase the height of another antenna structure.

(c) Any air navigation facility, airport visual approach or landing aid, aircraft arresting device, or meteorological device, of a type approved by the Administrator, or an appropriate military service on military airports, the location and height of which is fixed by its functional purpose.

(d) Any construction or alteration for which notice is required by any other FAA regulation.

§77.17 Form and time of notice.

(a) Each person who is required to notify the Administrator under §77.13(a) shall send one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Manager, Air Traffic Division, FAA Regional Office having jurisdiction over the area within which the construction or alteration will be located. Copies of FAA Form 7460-1 may be obtained from the headquarters of the Federal Aviation Administration and the regional offices.

(b) The notice required under §77.13 (a) (1) through (4) must be submitted at least 30 days before the earlier of the following dates —

(1) The date the proposed construction or alteration is to begin.

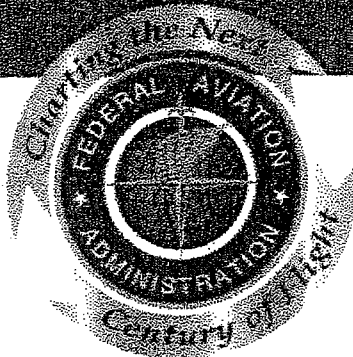
(2) The date an application for a construction permit is to be filed.

However, a notice relating to proposed construction or alteration that is subject to the licensing requirements of the Federal Communications Act may be sent to the FAA at the same time the application for construction is filed with the Federal Communications Commission, or at any time before that filing.

(c) A proposed structure or an alteration to an existing structure that exceeds 2,000 feet in height above the ground will be presumed to be a hazard to air navigation and to result in an inefficient utilization of airspace and the applicant has the burden of overcoming that presumption. Each notice submitted under the pertinent provisions of this part 77 proposing a structure in excess of 2,000 feet above ground, or an alteration that will make an existing structure exceed that height, must contain a detailed showing, directed to meeting this burden. Only in exceptional cases, where the FAA concludes that a clear and compelling showing has been made that it would not result in an inefficient utilization of the airspace and would not result in a hazard to air navigation, will a determination of no hazard be issued.

(d) In the case of an emergency involving essential public services, public health, or public safety that requires immediate construction or alteration, the 30 day requirement in paragraph (b) of this section does not apply and the notice may be sent by telephone, telegraph, or other expeditious means, with an executed FAA Form 7460-1 submitted within five (5) days thereafter. Outside normal business hours, emergency notices by telephone or telegraph may be submitted to the nearest FAA Flight Service Station.

(e) Each person who is required to notify the Administrator by paragraph (b) or (c) of §77.13, or both, shall send an executed copy of FAA Form 7460-2, Notice of Actual Construction or Alteration, to the Manager, Air Traffic Division, FAA Regional Office having jurisdiction over the area involved.



Announcement

Please send all future FAA form 7460-1 notices to the FAA's new...

EXPRESS PROCESSING CENTER

Federal Aviation Administration

Southwest Regional Office

Air Traffic Airspace Branch, ASW-520

2601 Meacham Blvd.

Fort Worth, TX 76137-4298

Phone: (817) 838-1990

Visit the FAA's new Obstruction Evaluation web site at <http://www.faa.gov>

INSTRUCTIONS FOR COMPLETING FAA FORM 7460-1

PLEASE TYPE or PRINT

ITEM #1. Please include the name, address, and phone number of a personal contact point as well as the company name.

ITEM #2. Please include the name, address, and phone number of a personal contact point as well as the company name.

ITEM #3. New Construction would be a structure that has not yet been built.

Alteration is a change to an existing structure such as the addition of a side mounted antenna, a change to the marking and lighting, a change to power and/or frequency, or a change to the height. The nature of the alternation shall be included in **ITEM #21 "Complete Description of Proposal"**. Existing would be a correction to the latitude and/or longitude, a correction to the height, or if filing on an existing structure which has never been studied by the FAA. The reason for the notice shall be included in **ITEM #21 "Complete Description of Proposal"**.

ITEM #4. If Permanent, so indicate. If Temporary, such as a crane or drilling derrick, enter the estimated length of time the temporary structure will be up.

ITEM #5. Enter the date that construction is expected to start and the date that construction should be completed.

ITEM #6. Please indicate the type of structure. **DO NOT LEAVE BLANK.**

ITEM #7. In the event that obstruction marking and lighting is required, please indicate type desired. If no preference, check "other" and indicate "no preference". **DO NOT LEAVE BLANK. NOTE: High intensity lighting shall be used only for structures over 500' AGL.** In the absence of high intensity lighting for structures over 500' AGL, marking is also required.

ITEM #8. If this is an existing tower that has been registered with the FCC, enter the FCC Antenna Structure Registration number here.

ITEM #9. and #10. Latitude and longitude must be geographic coordinates, accurate to within the nearest second or to the nearest hundredth of a second if known. Latitude and longitude derived solely from a **hand-held GPS instrument** is acceptable. This data, when plotted, should match the site depiction submitted under **ITEM #20**.

ITEM #11. NAD 83 is preferred; however, latitude/longitude may be submitted in NAD 27. Also, in some geographic areas where NAD 27 and NAD 83 are not available other datums may be used. It is important to know which datum is used. **DO NOT LEAVE BLANK.**

ITEM #12. Enter the name of the nearest city/state to the site. If the structure is or will be in a city, enter the name of that city/state.

ITEM #13. Enter the full name of the nearest public-use (not private-use) airport (or heliport) or military airport (or heliport) to the site.

ITEM #14. Enter the distance from the airport or heliport listed in #13 to the structure.

ITEM #15. Enter the direction from the airport or heliport listed in #13 to the structure.

ITEM #16. Enter the site elevation above mean sea level and expressed in whole feet rounded to the nearest foot (e.g. 17' 3" rounds to 17', 17' 6" rounds to 18'). This data should match the ground contour elevations for site depiction submitted under **ITEM #20**.

ITEM #17. Enter the total structure height above ground level in whole feet rounded to the next highest foot (e.g. 173' rounds to 18'). The total structure height shall include anything mounted on top of the structure, such as antennas, obstruction lights, lightning rods, etc.

ITEM #18. Enter the overall height above mean sea level and expressed in whole feet. This will be the total of **ITEM #16 + ITEM #17**.

ITEM #19. If an FAA aeronautical study was previously conducted, enter the previous study number.

ITEM #20. Enter the relationship of the structure to roads, airports, prominent terrain, existing structures, etc. Attach an 8-1/2" X 11" non-reduced copy of the appropriate 7.5 minute U.S. Geological Survey (USGS) Quadrangle Map MARKED WITH A PRECISE INDICATION OF THE SITE LOCATION. To obtain maps, Contact USGS at 1-888-275-8747 or via Internet at <http://store.usgs.gov/>. If available, attach a copy of a documented site survey with the surveyor's certification stating the amount of vertical and horizontal accuracy in feet.

ITEM #21.

- For transmitting stations, include maximum effective radiated power (ERP) and all frequencies.
- For antennas, include the type of antenna and center of radiation (*Attach the antenna pattern, if available*).
- For microwave, include azimuth relative to true north.
- For overhead wires or transmission lines, include size and configuration of wires and their supporting structures (*Attach depiction*).
- For each pole/support, include coordinates, site elevation, and structure height above ground level or water.
- For buildings, include site orientation, coordinates of each corner, dimensions, and construction materials.
- For alterations, explain the alteration thoroughly.
- For existing structures, thoroughly explain the reason for notifying the FAA (*e.g. corrections, no record of previous study, etc.*).

Filing this information with the FAA does not relieve the sponsor of this construction or alteration from complying with any other federal state or local rules or regulations. If you are not sure what other rules or regulations apply to your proposal, contact local/state aviation and zoning authorities.

Paperwork Reduction Work Act Statement: This information is collected to evaluate the effect of proposed construction or alteration on air navigation and is not confidential. Providing this information is mandatory for anyone proposing construction or alteration that meets or exceeds the criteria contained in 14 CFR, part 77. We estimate that the burden of this collection is an average 19 minutes per response. An agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number. The OMB control number for this collection is 2120-0001.

FAA Form 7460-1 (2-99) Supersedes Previous Edition
0008

NSN: 0052-00-012-



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**5823 Rickenbacker Road
Commerce, California 90040-3027**

DATE: August 26, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2007-00801

LOCATION: 1743 E. 118th Street, Compton

- ☒ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is ____ gallons per minute for ____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. ____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ Verify ____ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☐ **Location:** _____
- ☐ **Access:** _____
- ☒ **Special Requirements:** Submit architectural plans to the Fire Prevention Engineering Division for review prior to issuance of building permit. For additional information please contact (323) 890-4125.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

From: Keene, Chuck [mailto:chuckk@water.ca.gov]
Sent: Tuesday, August 26, 2008 1:23 PM
To: Nazar, Jeantine
Cc: Gayou, Nadell
Subject: RE: Initial Study Consultation request

Jeantine,

The Department of Water Resources did receive the Initial Study and Notice of Consultation, but does not have any specific comments to offer on the proposed project at this time. Should you have any questions, please contact me at the number below.

Charles F. Keene

California Department of Water Resources
Southern District
770 Fairmont Avenue
Glendale, CA 91203
O - (818) 500-1645 x235
F - (818) 543-4604
chuckk@water.ca.gov
<http://www.salttonsea.water.ca.gov/>

Note: This communication is intended only for the addressee shown above. It may contain information that is privileged, confidential, or otherwise protected from disclosure. Any review, dissemination, or use of this communication or its contents by persons other than the address is strictly prohibited. If you have received this communication in error, please notify me immediately.

From: Nazar, Jeantine [mailto:JNazar@planning.lacounty.gov]
Sent: Monday, August 25, 2008 3:18 PM
To: Keene, Chuck
Subject: Initial Study Consultation request

Hi Charles,

I spoke to Nadell Gayou, who advised that the Initial Study, Notice of Consultation that our office sent on May 20, 2008 was forwarded to your office. The address of the property is at 1743 E 118th Street in Willowbrook. CA. 90262. We have a public hearing coming up and would appreciate a status update.

Please feel free to contact me if you have any questions.

Thanks

Jeantine Nazar
Regional Planning Assistant II
Zoning Permits II Section

From: Duong, Toan [mailto:TDUONG@dpw.lacounty.gov] ✓
Sent: Monday, July 07, 2008 5:58 PM
To: Masis, Maria; Nazar, Jeantine
Subject: RE: Project R2007-00801 RUP 200700072, 200700108 Initial Study/Mitigated Negative Declaration

Maria,

We reviewed the subject Initial Study and concur that a MND is the appropriate document and have no comments at this time.

From: Masis, Maria [mailto:mmasis@planning.lacounty.gov]
Sent: Wednesday, June 04, 2008 5:23 PM
To: Duong, Toan
Cc: Contreras, Danielle; Ali, Muhammad; Schleikorn, Letty; Nazar, Jeantine
Subject: RE: Project R2007-00801 RUP 200700072, 200700108 Initial Study/Mitigated Negative Declaration

Yes – there is a typo in the project no. – It should be 2007. I'll have the case planner (Jeantine Nazar) get back to you about the fee. We are trying to fast track this project but also understand your time/staff restraints.

Thanks,

Maria

From: Duong, Toan [mailto:TDUONG@dpw.lacounty.gov]
Sent: Wednesday, June 04, 2008 3:51 PM
To: Duong, Toan; Masis, Maria
Cc: Contreras, Danielle; Ali, Muhammad; Schleikorn, Letty
Subject: RE: Project R2007-00801 RUP 200700072, 200700108 Initial Study/Mitigated Negative Declaration

Also, I just notice that the project number on your Notice of Consultation (R2006-00801) and Initial Study (R2008-00801) have typo. Shouldn't it be R2007-00801?

From: Duong, Toan
Sent: Wednesday, June 04, 2008 3:16 PM
To: 'mmasis@planning.lacounty.gov'
Cc: Contreras, Danielle; Ali, Muhammad; Schleikorn, Letty
Subject: Project R2006-00801 RUP 200700072, 200700108 Initial Study/Mitigated Negative Declaration

Hi Maria,

We just received the Notice of Consultation for the subject project with the due date of 6/20/08 to DRP. Unless there is a problem, I'd like to get it back to you 30 days from today. Also, we'll need copy of the environmental fee review for DPW. Thanks.

Toan Duong

Los Angeles County Public Works

Land Development Division

(626) 458-4945

Please take a moment to tell us how we are doing at

<http://dpw.lacounty.gov/go/lddsurvey>

From: Duong, Toan [mailto:TDUONG@dpw.lacounty.gov]
Sent: Monday, July 07, 2008 5:58 PM
To: Masis, Maria; Nazar, Jeantine
Subject: RE: Project R2007-00801 RUP 200700072, 200700108 Initial Study/Mitigated Negative Declaration

Maria,

We reviewed the subject Initial Study and concur that a MND is the appropriate document and have no comments at this time.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed well will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The proposed well will be enclosed in a 912 square-foot concrete block building and will be powered by electricity. The well will not involve the use of any hazardous chemicals.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed well will be located on the south 1/3 portion (.27 acre) of the site (.92 acre). The proposed pumping building will be setback 56 feet from the south property line (118th Street) and a minimum of 40 feet from any side property line. The proposed 8 feet high wrought iron fence will be setback 25 feet from the front property line.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

The project site fronts on 118th Street (a fully improved public street) and is served by public utilities. (The project is for an unmanned domestic water well that will serve the local community).

Minor Variation Burden of Proof

Pursuant to Chapter 22.44.125 Section C, Part 7 of the Los Angeles County Code, Park Water Company (The Applicant) submits this Minor Variance Burden of Proof for the proposed eight-foot high wrought-iron fence to be located at 1743 East 118th Street in the unincorporated community of Willowbrook. The proposed eight-foot high fence is being considered as part of **Project Number R2007-00801-(2), CUPT200700108 and CUPT200700072.**

7. Minor Variations. Under exceptional circumstances the department of regional planning may permit minor variations from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

a. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and

The proposed eight-foot high wrought-iron fence is required to provide security to the public water utility site. The proposed fence will be setback 25 feet from the front property line and will be screened by trees and shrubs. Adhering to standard fence height requirements would create practical difficulties and would compromise the secure operations of the water utility systems located on the site.

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area; and

The subject property is unique from other properties in the area in that it is a public utility lot. The eight-foot high wrought-iron fencing is required to adequately secure the water facilities on site.

c. Permitting a variation will not be materially detrimental to property or improvements in the area; and

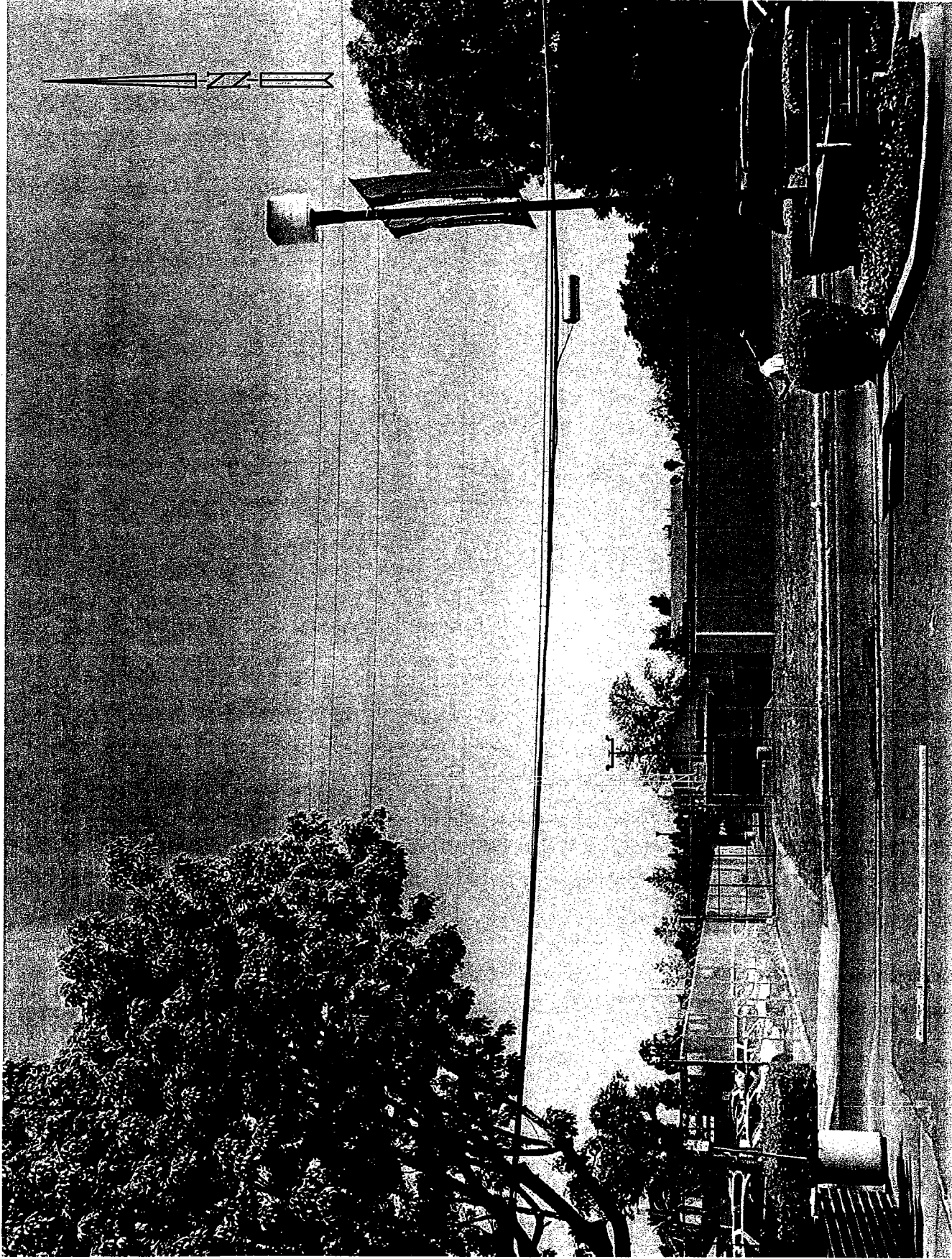
Permitting a minor variance to the fence height requirements would not be detrimental to the property or the area. Landscaping proposed in the front yard setback would screen the fence and would enhance the overall appearance of the property.

d. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

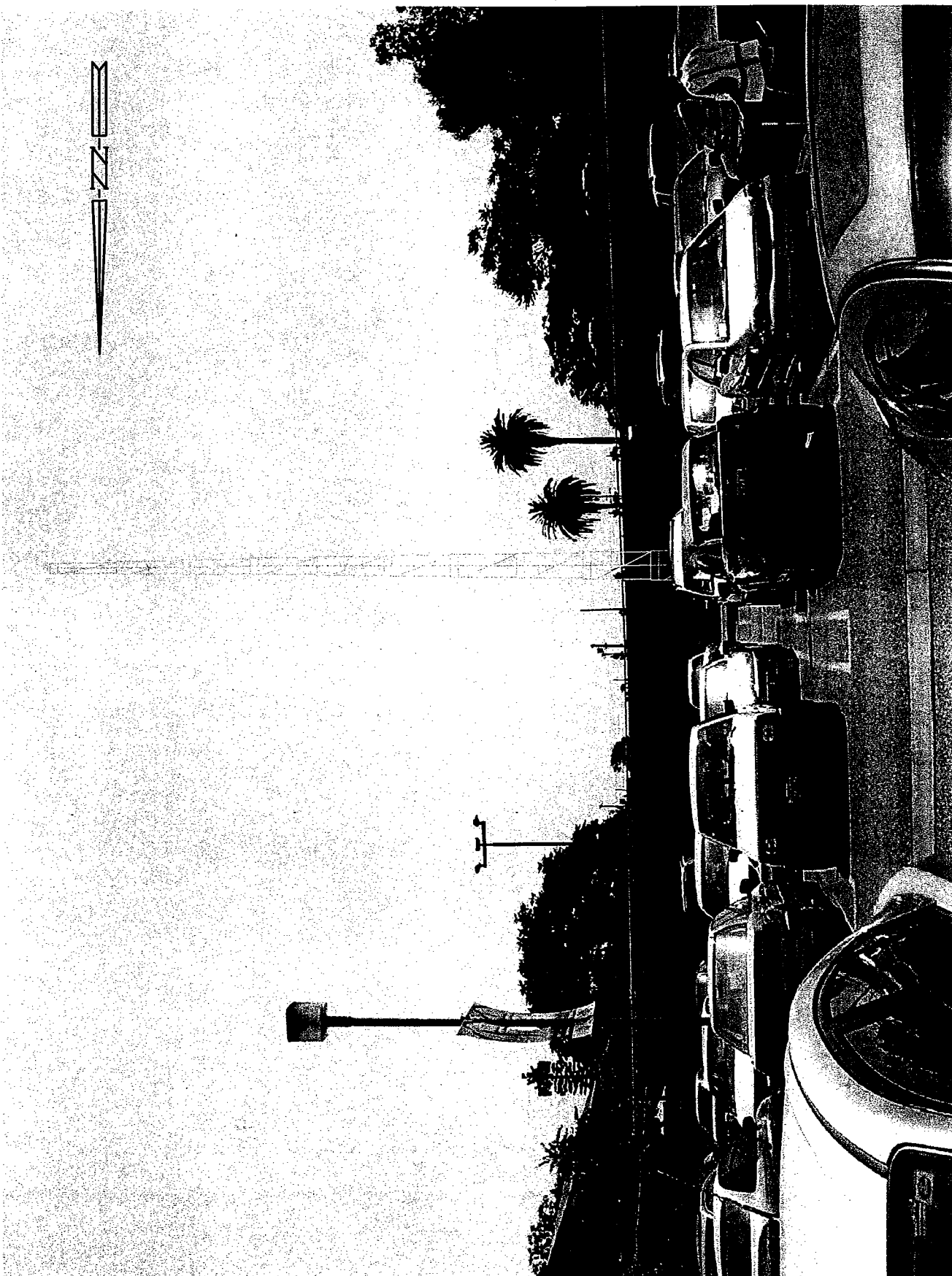
The proposed project and associated fence is consistent with the goals of the redevelopment plan in that improvements to the site will enhance the appearance of the area and thereby contributing to the further redevelopment of the Willowbrook community. The proposed project is also consistent with Proposed Redevelopment Actions Section VI.(A)(8) of the Redevelopment Plan for the Los Angeles County Willowbrook Redevelopment Project which encourages the installation of necessary public improvements.

e. The procedures for filing a minor variation shall be the same as those for the director's review, except that the filing fee shall be equal to that required for site plan review for commercial or industrial projects of more than 20,000 square feet.

The applicant submits this Burden of Proof as part of Project Number R2007-00801-(2), CUPT200700108 and CUPT200700072.

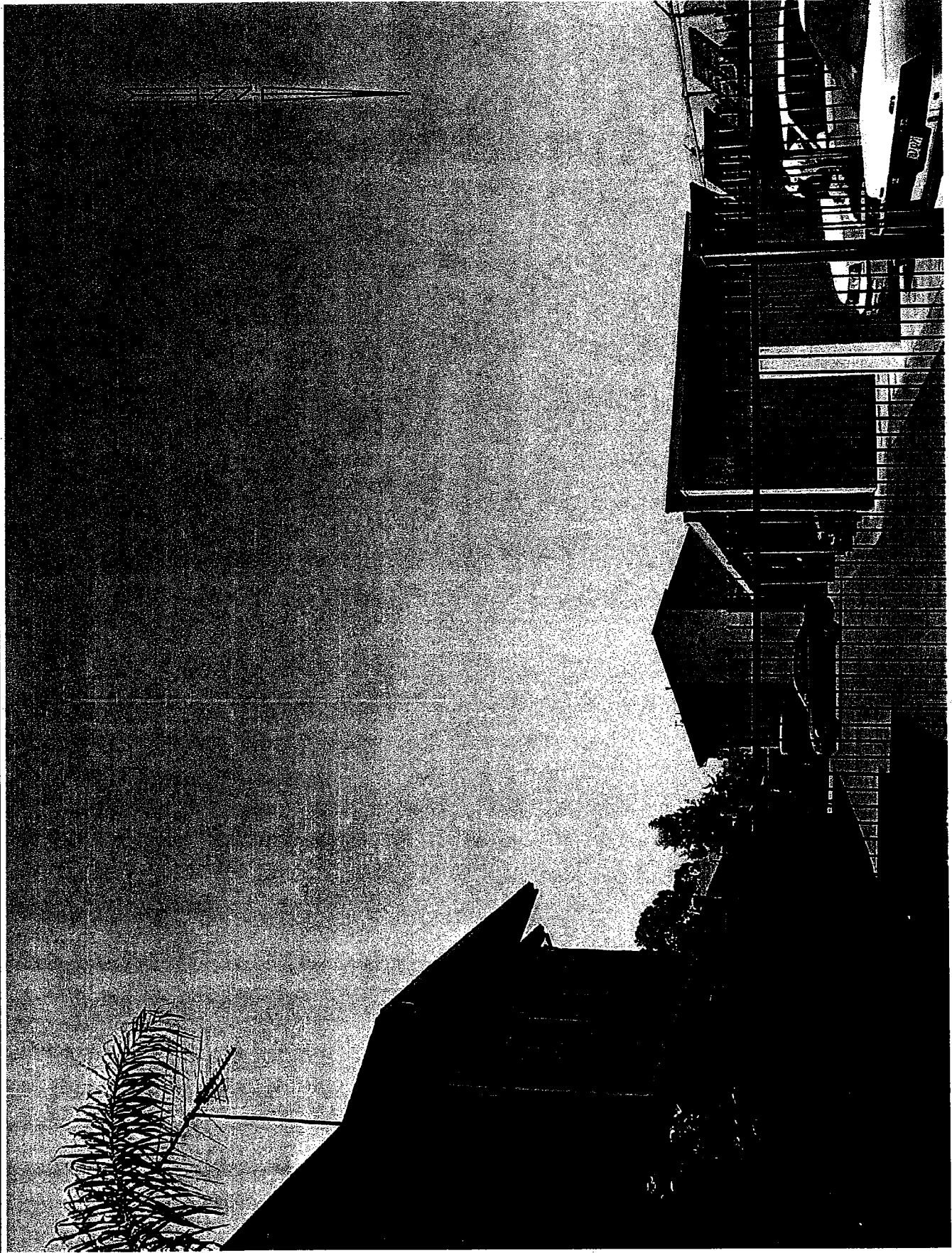


310'± FROM TOWER
LOOKING NORTH

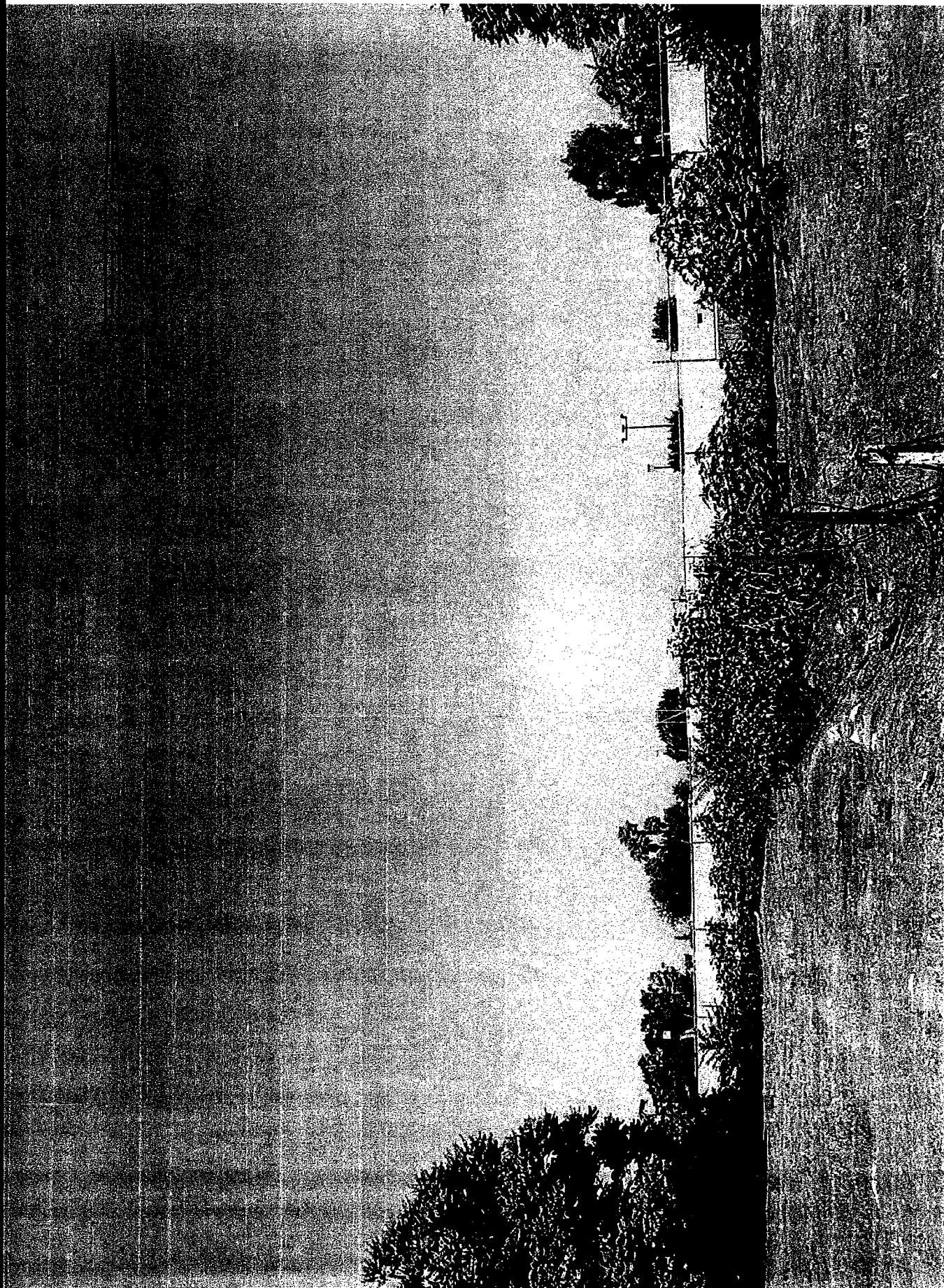


135'± FROM TOWER
LOOKING WEST

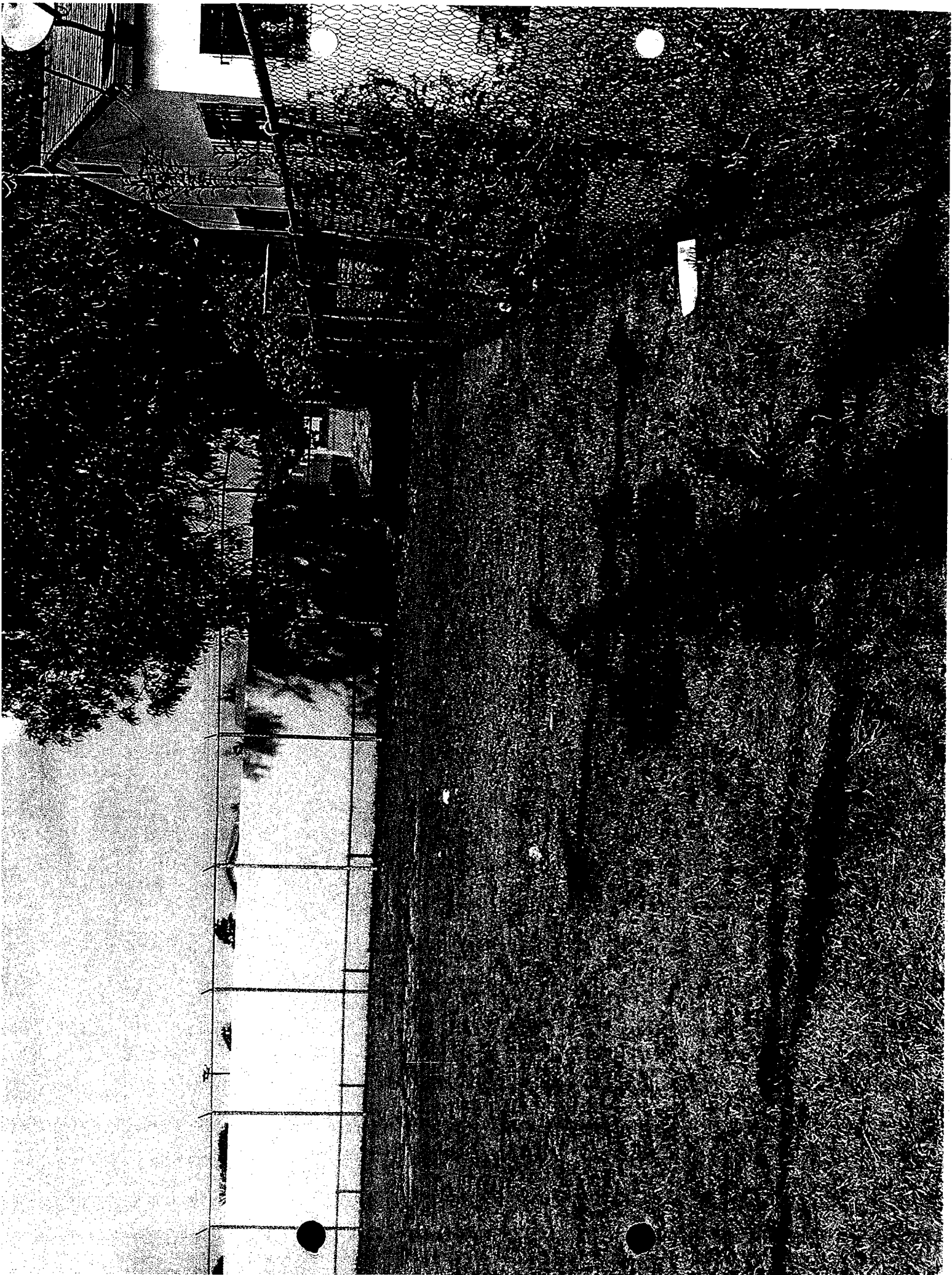
ZZZ

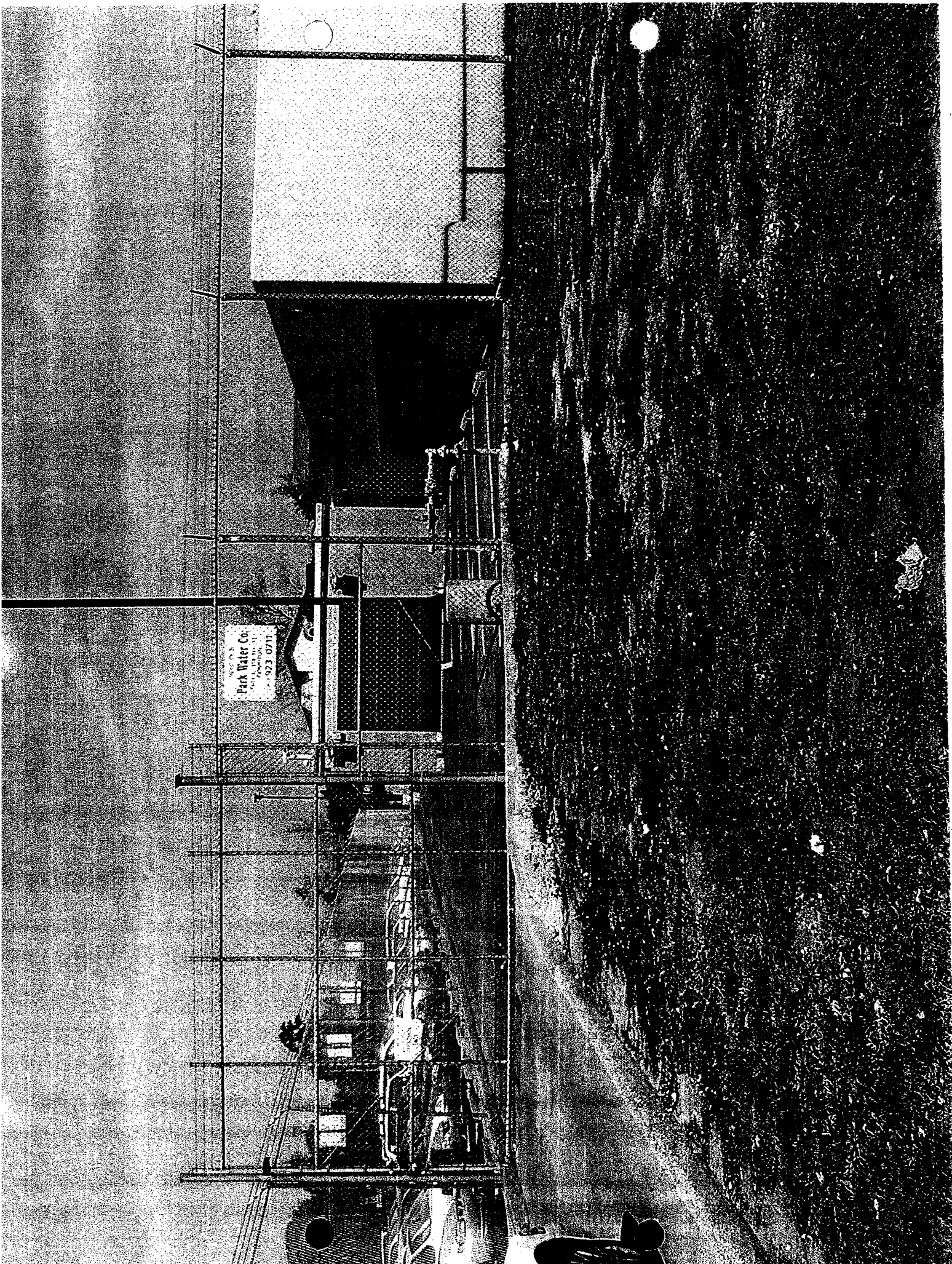


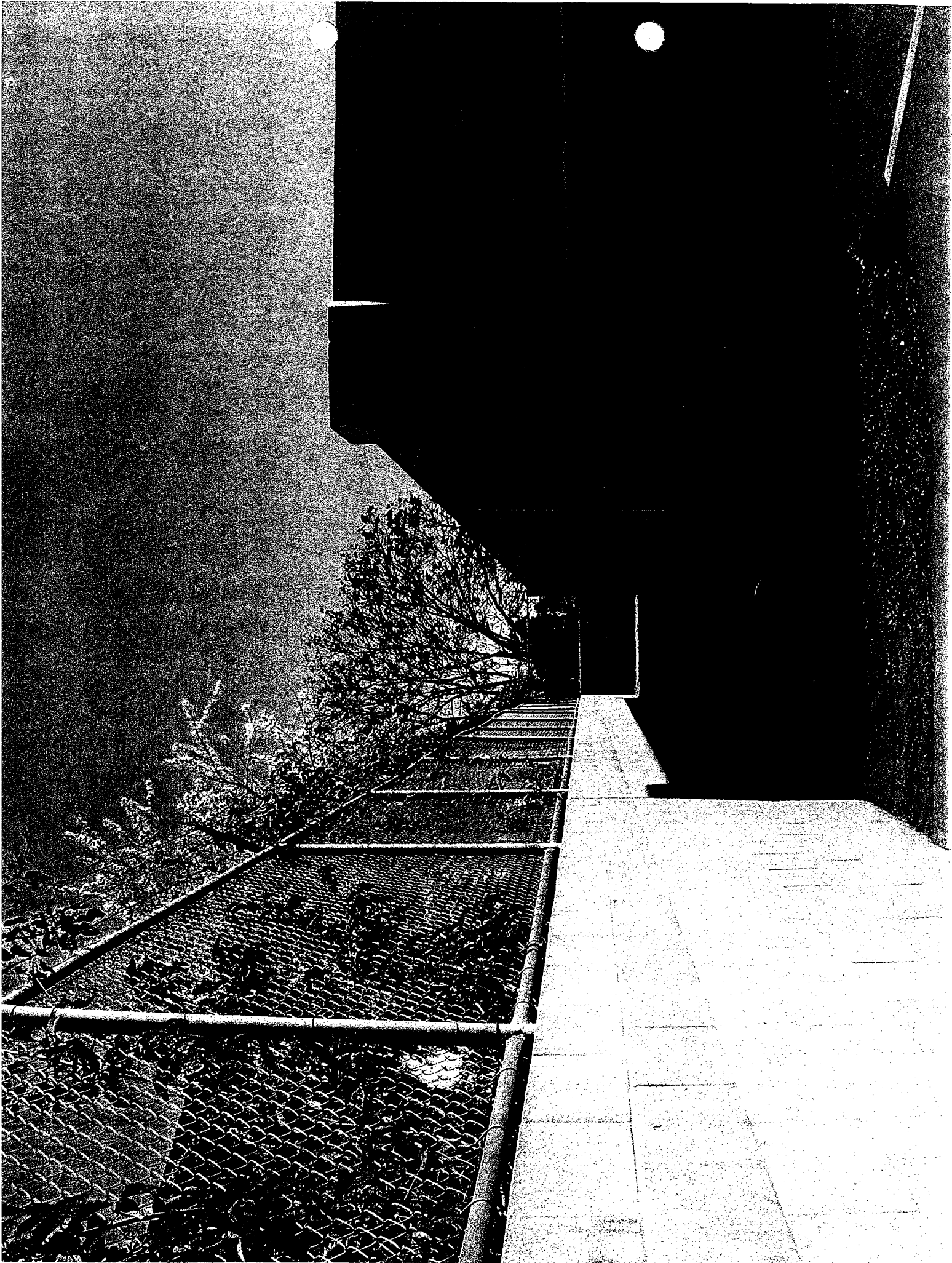
300'± FROM TOWER
LOOKING SOUTH



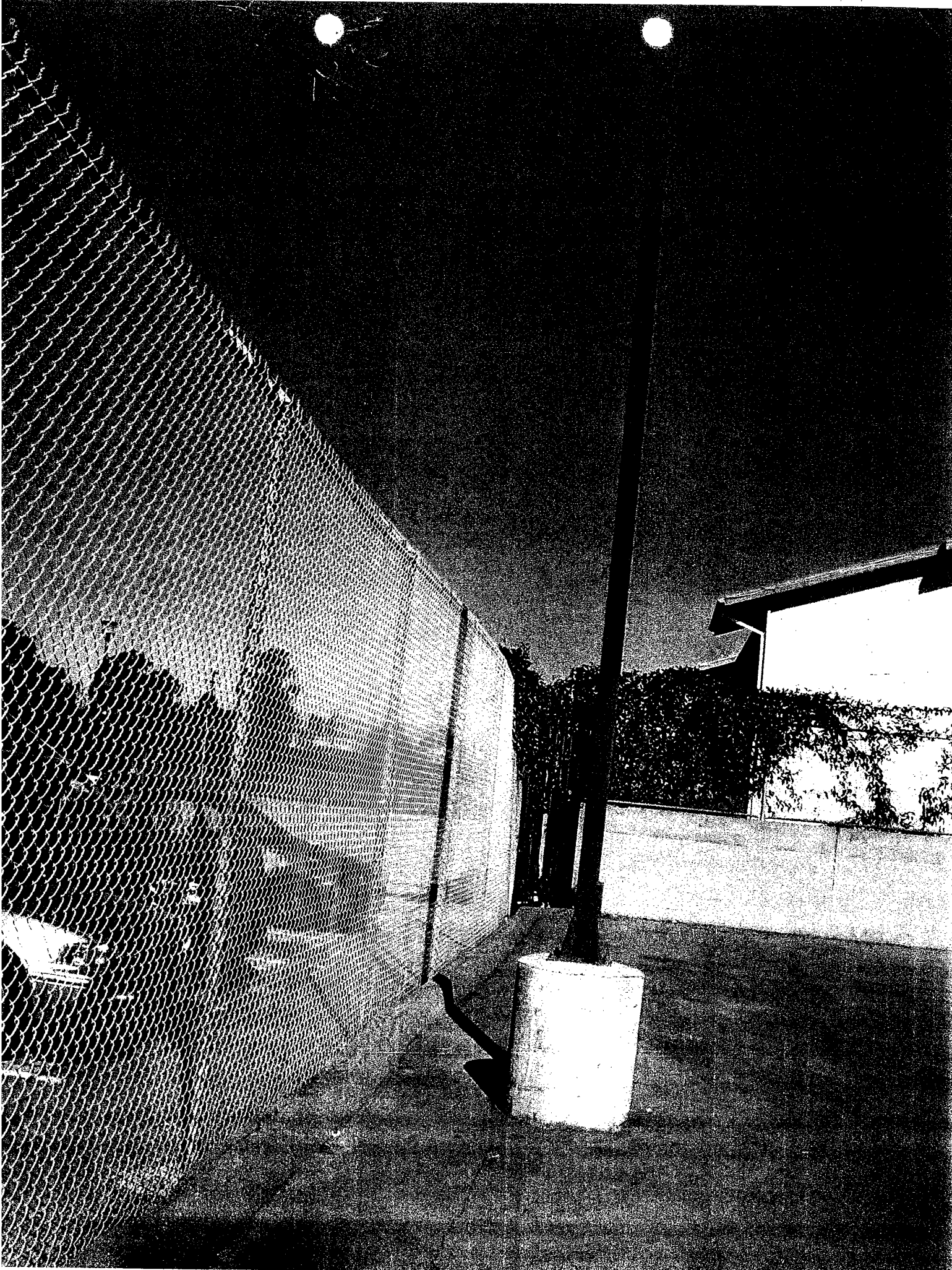
240'± FROM TOWER
LOOKING EAST



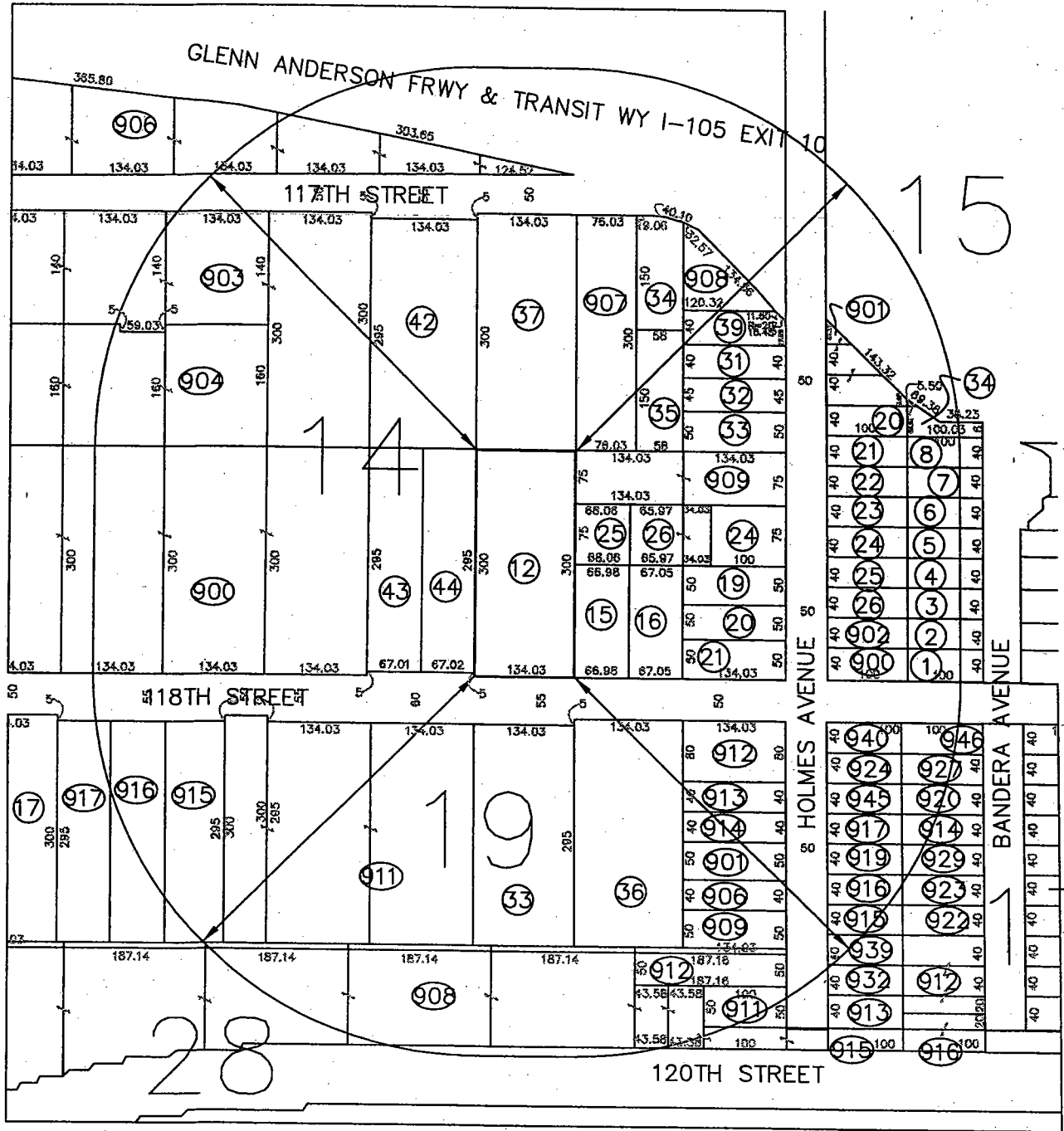








COUNTY OF LOS ANGELES



500' RADIUS MAP

BOOK 6149

— PAGES 14, 15, 17, 19, 28

(X) PARCEL NUMBER

CASE NO.

DATE: 3-02-07

SCALE: 1" = 200'

VICINITY MAP

Memo

To: Jeantine Nazar, Los Angeles County Department of Regional Planning
From: Jim Elliott
Date: September 2, 2008
Re: Response to Questions from Los Angeles County Department of Regional Planning

Park Water Company (PWC) is an investor owned water utility that was incorporated on December 15, 1937. Its water utility operations are regulated by the California Public Utilities Commission and the California Department of Public Health. In the southern California area, PWC has three certificated water systems that provide water service to a combined population of about 112,000 people. The three water systems are designated as Bellflower/Norwalk Water System, Compton East (Lynwood) Water System, and Compton West Water System. The projects that are before the Los Angeles County Department of Regional Planning are in PWC's Compton West Water System.

PWC's Compton West Water System provides water to about 14,000 people in the City of Compton and about 13,000 people in unincorporated Los Angeles County. PWC's water utility operations in the unincorporated Los Angeles County areas are covered through Franchise No. 2005-077F. As a reference, we have attached a franchise exhibit of this water system and a copy of our water distribution plan which shows the general location of our facilities. The existing water supply sources for the water system include 2 groundwater wells, 2 reservoirs and 2 purchase water connections. The capacities of these facilities are shown below:

Groundwater Well Data

Well No.	Year Installed	Diameter of Casing	GPM of Well
12B	1954	12" x 270'	307
13C	1948	16" x 495'	779

Total Maximum Capacity

1,086 gallons per minute

Reservoir Data

Reservoir No.	Storage Capacity (million gallons)	Booster Pump Capacity (GPM)	Booster Pump Type
19B	2.0	2,400	2 Natural Gas Engines
16A	0.25	983	2 Electric Motors

Total Maximum Capacity

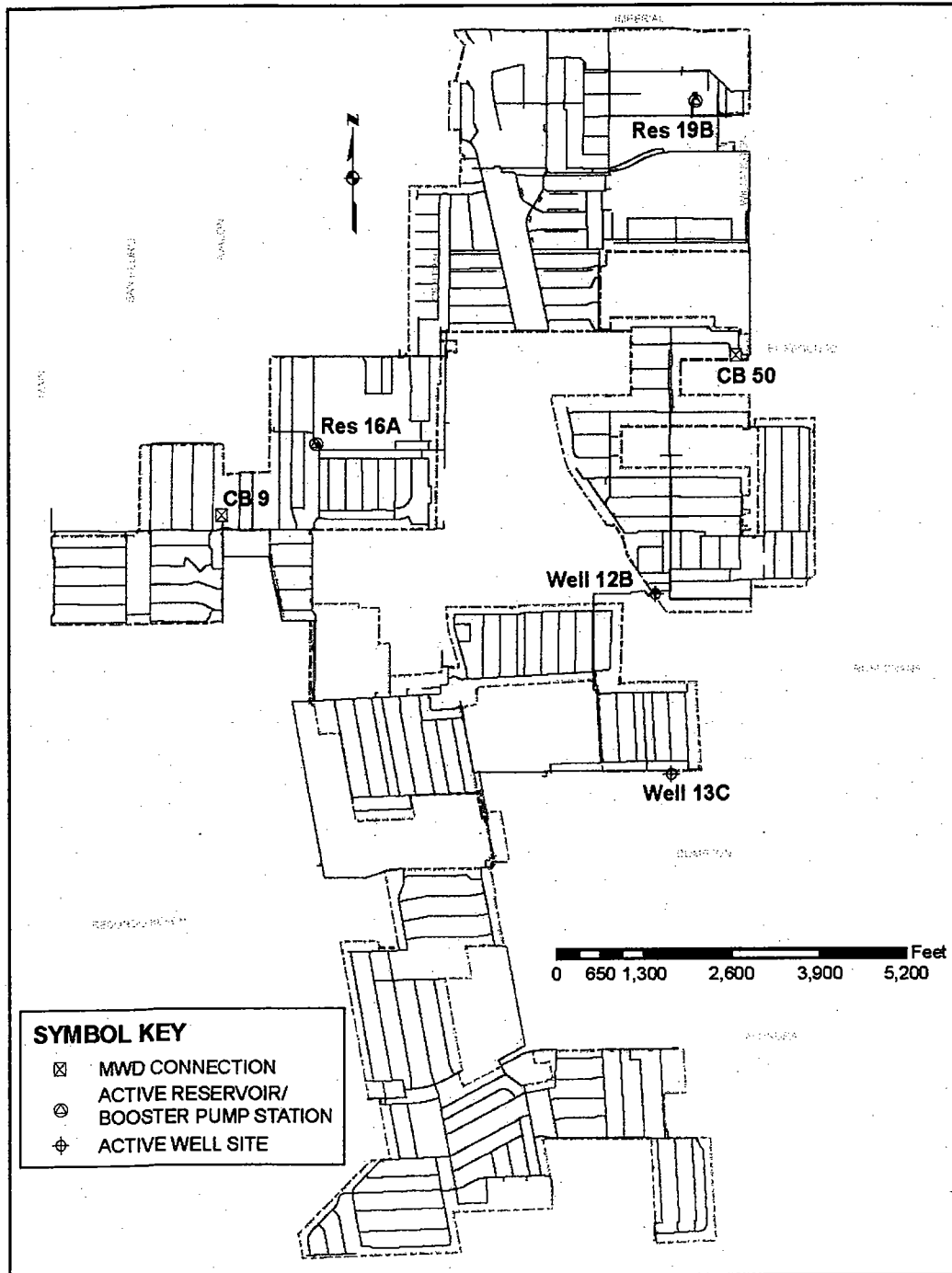
3,383 gallons per minute

Connection No.	Minimum Flow (GPM)	Maximum Flow (GPM)
CenB-9	562	5,625
CenB-50	450	4,500

In 2007, PWC provided a total of 1.77 acre-feet (576,717 gallons) from its groundwater wells and 3,073.32 AF (1,001.38 million gallons) from its purchase water connections to meet the needs of its Compton West Water System customers. The reservoirs stored portions of this water and provided it back to the water system to meet water system pressure drops from customer use.



COMPTON WEST WATER SYSTEM CIRCULATION MAP



Plotted August 2008

The production of water from our proposed Well 19C will supplement the supply from our two existing wells. We do not plan on any operational changes to our existing groundwater wells. Well 19C and the other two groundwater wells will allow us to meet our CDPH requirement for an alternative source of supply from our purchase water connections. In addition, it will help us in our requirement to have sufficient resources to sustain a seven-day interruption of purchase water connection deliveries.

3)Where is the tank with 750,000 gpm capacity?

There is no PWC facility with a 750,000 gpm capacity. However, PWC does operate another reservoir facility located southwest of El Segundo Boulevard and Central Avenue. It is named Reservoir 16A. This facility includes a 250,000 gallon above ground steel tank and a booster station with 2 electric motors providing a maximum flow of 983 gallons per minute.

4)Ranking the sites, would this site be your largest/smallest reservoir sites?

Reservoir 19B at 2 million gallons of storage is a larger facility than Reservoir 16A at 250,000 gallons of storage.

5)PWC serves the Central Basin Division, are there other areas that PWC is currently serving?

Park Water Company is a corporate entity which in addition to the "Central Basin Division" wholly owns Apple Valley Ranchos Water Company in Apple Valley, California and Mountain Water Company in Missoula, Montana.

The "Central Basin Division" is responsible for the operation of PWC's three water systems in southeast Los Angeles County areas. These water systems cover 11 square miles and serve portions of the cities of Artesia, Bellflower, Compton, Lynwood, Norwalk, Santa Fe Springs and areas of unincorporated Los Angeles County.

6)What is the underground water level at site 19(C)?

What is the water ground level now and what was before?

On February 12, 2007, our geotechnical consultant performed a geotechnical and seismic hazard analysis at our property. They found that the local groundwater level beneath our property was 19 feet below ground surface. According to a 1998 study by the State of California Department of Conservation, Division of Mines and Geology, the historically highest groundwater depth in the vicinity of our site is 8 feet below ground level.

Reservoir 19B was constructed in 1970. It has not reached the end of its useful life. PWC regularly monitors the condition of this facility and performs any required maintenance in order to maintain its integrity. Through this process, PWC expects the facility to last well over a hundred years.

7)For what purposes the reservoir 19 B was used?

See answer provided for question number 1 above.

8)Any info on the contaminated groundwater and casing failures at 19 b that maybe a concern?

There has been no groundwater contamination or casing failures at Reservoir 19B. Reservoir 19B is a water storage reservoir and not a groundwater well.

For the location of Groundwater Well 19C, our groundwater hydrogeologist recommended the selection of the Reservoir 19B property for the location of Well 19C. He studied the groundwater monitoring well water quality results of the Water Replenishment District of Southern California and determined that we would have excellent water quality at this location. PWC's takes pride in providing safe and reliable water to its customers. Like every other water utility, we are monitored by numerous regulatory agencies and are in full compliance with their regulations.

Prior to completing the drilling of any new groundwater well, the water quality is closely monitored and scrutinized to ensure complete compliance with all water quality regulations.

Most of PWC's groundwater wells were constructed utilizing casings made of carbon steel. These types of casings corrode over time and typically last about fifty years before the casing fails (collapses). Due to the significant monetary investment involved in drilling a new groundwater well, PWC constructs all of its new groundwater wells with corrosion resistant casings and stainless steel screens. With these construction materials, we expect a useful life that will exceed 50 years for our new groundwater wells.

9) Please describe all functions that the well will be using to extract water. For example, emergency situations to supply 7 days of water, customers needs (what kind?), during peak demands (When?) any other?

PWC requires another active well in this groundwater system. Our purchase water supplier wants even steady flow rates through their connections. Since the demands on water system do not operate in this fashion, our new Well 19C will help us achieve this goal. We plan to operate this facility automatically whenever needed. We have tentatively estimated that we will pump about 400 acre-feet (130.33 million gallons) per year from this well. We assume that this well will run about 270 days per year which yields a daily flow rate of about 480,000 gallons per day. At the well's estimated flow rate of 2,500 gallons per minute, the well will run about 3 and ½ hours per day during peak demands.

In addition, this well will help us to meet the contractual requirements of our purchase water supplier for us to have sufficient resources to sustain a seven-day interruption of purchase water connection deliveries.

10) The well at this site ^{well 11} only provides 5% of the water and 95% is extracted water. Is this accurate?

There is no current groundwater well at the Reservoir 19B property.

In 2007, the entire Compton West Water System utilized 3,075.09 acre-feet (about 1,002 million gallons) of water supply to meet our customers' demands. Our groundwater well production for the year totaled 1.77 acre-feet (576,000 gallons). Thus the percentage of groundwater to total water supply was 0.06% to 99.94% of purchase water supply to total water supply. This is primarily due to the lack of groundwater sources in this water system.

With the addition of Well 19C at its assumed pumping rate, we estimate that the pumping percentage will be 13% of total water supply. Thus, the purchase water percentage will be 87% of total water supply.

11) What are the various agencies that PWC works for this site to control PWC functions and to report water quality quantity and adequacy in general?

Regulatory agencies that govern the operation of PWC's water systems include: the California Public Utilities Commission (CPUC), the California Department of Public Health, the Los Angeles County Department of Health, the United States Environmental Protection Agency, the Water Replenishment District of Southern California, the California Department of Water Resources, the South Coast Air Quality Management District, County Sanitation Districts of Los Angeles County, and the California Regional Water Quality Control Board – Los Angeles Region.

Depending on the particular issue, we are also subject to regulation by the cities we provide service in as well as various County of Los Angeles departments.

PWC included the construction of the new groundwater Well 19C and the SCADA tower in its last General Rate Case Application with the CPUC. The CPUC agreed with the necessity of these facilities and approved the inclusion of their costs in PWC's rates.

PWC strives to remain in full compliance with all of its regulatory agencies and their requirements.

12) Please describe AF (acre feet) measurement?

An acre-foot is a unit of water measurement. Visually, it is an acre of flat area that is covered by water 1-foot deep. It is equivalent to a volume of 43,560 cubic feet or about 325,828 gallons. One acre-foot is enough water to meet the needs of two families in and around their homes for a one year period.

13) What is the height of the existing fence to the east side and the height of the wall/fence to the north and west side of the subject site?

To prevent unauthorized access to our reservoir facilities, they are protected by 12-feet tall chain link fencing along the immediate borders of this facility.

14) It would be good that the Commissioners take a look at some reports on groundwater level, distribution and quality of water or monitoring information concerning the reservoir?

The Water Replenishment District of Southern California (WRD) manages the West and Central Groundwater Basins. They are charged with managing groundwater for nearly four million residents in 43 cities of southern Los Angeles County. The 420 square mile service area uses about 250,000 acre-feet of groundwater per year, which equates to nearly 40% of the total demand for water. The WRD ensures that a reliable supply of high quality groundwater is available through its clean water projects, water supply programs, and effective management principles. They ensure that the basins remain viable sources of supply by replenishing groundwater that is removed from the basins by pumping of groundwater wells.

Both of these groundwater basins are adjudicated. The annual water rights (extraction of groundwater) is closely monitored and controlled through the court appointed Watermaster (State of California Department of Water Resources). The Watermaster ensures that the parties to the court judgment (water right holders) only pump their allowed yearly allocation.

PWC is a water rights holder to the Central Groundwater Basin. In addition, PWC leases additional yearly water rights from other holders to meet its operational needs. As long as an entity has the water rights, they are allowed to pump anywhere within the boundaries of the groundwater basin.

PWC has tentatively estimated that they will pump about 400 acre-feet (130.33 million gallons) per year from Well 19C at a depth of 780 feet below ground surface. These pumping parameters will not have an adverse effect on the ground surface.

Our groundwater hydrogeologist recommended the selection of the Reservoir 19B property for the location of Well 19C. He studied the groundwater monitoring well water quality results of the WRD and determined that we would have excellent water quality at this location.

PWC's takes pride in providing safe and reliable water to its customers. Like every other water utility, we are monitored by numerous regulatory agencies and are in full compliance with their regulations. For your use, we have attached a copy of our latest Consumer Confidence Report for the Compton West Water System. This document is distributed annually to all of our customers and describes in detail the water quality of our sources of supply (groundwater wells and purchase water connections).

Since there are numerous documents regarding such, specific information about groundwater quality can be obtained through the WRD.

15) Anything else that may be helpful to include in the package?

Unknown at this time.

Water Quality Parameters Detected in Park Water Company Service (MWD and Wells)

ORGANIC CHEMICALS								
Hexanoic Acids (HMA5)	60	none	ppb	2.6 - 12	6	NA	2007	By-product of drinking water disinfection
Total Trihalomethanes (THM 5)	80	none	ppb	13 - 48	22	< 0.5	2007	By-product of drinking water disinfection

Federal Action Level	PHQ	Units of Measurement	Number of Samples Taken (exceeding AL)	PMC Range (including Highest value)	Amount of Decrease in Percentages	PMC Dates of Last Measurement	Potential Source of Contamination
Outcrop**	1.3	ppm	34	0	<0.05 - 0.122	0.065	Internal corrosion of flex-drilled plumbing
Leaf**	15	ppb	34	2	< \$ - 151	4	Internal corrosion of flex-drilled plumbing

Water Quality Parameters Measured in the Distribution System									
DISTRIBUTION SYSTEM	State MCL	PHD or (MCLD)	Units of Measurement	MWD Range (Including highest value)	Average for MWD	PWC Range (Including highest value)	Average for PWC (Wd) (e)	(d) PWC Data of Use Measurement	Potential Source of Contamination
Chlorine residual (e)	MRL = 4	MRLD=4	ppm	0.72 - 3.4	2.4	0.43 - 2.5	1.98	weekly	Added for disinfection purposes
Chlorine	NL = 800	none	ppb	24 - 43	35	NA	NA	quarterly	By-product of drinking water distribution
Color	15#B	none	units	NA	NA	< 1.3	NA	monthly	Naturally occurring organic materials
Coliform Bacteria	5% positive	(f)	% positive	0 - 0.14%	0.03%	0%	0%	weekly	Naturally present in the environment
Fluoride (insecticide added)(d)	0.7-1.3 range*	1	ppm	0.1 - 1.0	0.8	NA	NA	*daily	Weekly additive for dental health
Heterocyclic Plate Count	NS	none	CFU/ml	TT	TT	< 1 - 890	15	weekly	Naturally present in the environment
Bacteria (PWC)	5#B	none	TU/TU	NA	NA	-0.1 - 0.35	0.14	monthly	Soil runoff
Turbidity	80	none	ppb	17 - 74	42	16 - 79	31	quarterly	By-product of drinking water distribution
Total Trihalomethanes (THM's)***	40	none	ppb	3 - 35	19	8 - 29	14	quarterly	By-product of drinking water distribution
Hexoacetic Acids (HAA5)	NS	3	ppt	ND - 8.2	ND	NA	NA	quarterly	By-product of drinking water distribution
N-Nitrosodibutylamine (NDMA)									

Regulating Monitoring		2008/2006	
Boron	ppb	170 - 200	180
Chlorine	mg/L = 1,000		130
Chromium	ppb	0.06 - 0.22	< 1.0
Copper	ppb	< 1.7	3.1
Iron	ppb	< 1.7	3.1
Manganese	ppb	< 1.7	3.1
Nickel	ppb	< 1.7	3.1
Selenium	ppb	< 1.7	3.1
Silver	ppb	< 1.7	3.1
Sulfate	mg/L	1.0	1.0
Vanadium	ppb	< 1.7	3.1
Zinc	ppb	< 1.7	3.1

ADDITIONAL PARAMETERS		State MCL	PHO or MCLD	Units of Measurement	Maximum Concentration (highest value)	Average Concentration (MFO)	Percentage Exceeding Threshold value	Average for Wells (a)	n
-- unregulated									
Aggravatedness Index (I)	NS	none	none	units	11.9 - 12	12	12.4	2005/07	
Alkalinity (as Ca CO ₃)	NS	none	none	ppm	76 - 92	82	191	2005/07	
Calcium	NS	none	none	ppm	23 - 26	24	85	2005/07	
Chloride	NS	none	none	ppb	< 20 - 32	24	NA	2007	
Chloroethane (Methyl Chloride)	NS	none	none	ppb	ND	ND	ND	2007	
Concomity (Langelier Index) (g)	NS	none	none	pos/neg	(+0.08) - (+0.25)	+0.10	< 0.5 - 0.7	2005/07	
Hardness (as Ca CO ₃)	NS	none	none	ppm	108 - 117	112	230	2005/07	
Hardness (grains)	NS	none	none	grains	6.3 - 6.8	6.5	13.5	2005/07	
Magnesium	NS	none	none	ppm	11 - 13	12	15	2005/07	
Microdissolved/active (MDSMA)	NI - 10	none	none	ppt	< 2 - 3	ND	NA	2007	
pH	NS	none	none	units	8.2 - 8.4	8.3	7.7	2005/07	
Potassium	NS	none	none	ppm	2.5 - 2.9	2.7	4	2005/07	
Radium	NS	none	none	pCi/L	ND	ND	428	1997/98	
Sodium	NS	none	none	ppm	40 - 58	50	32	2005/07	
Total Organic Carbon (TOC)	TT	none	none	ppm	1.5 - 2.6	2.2	NA	2007	

[illegible]

PUBLIC HEALTH GOAL (PHG):
The level of a contaminant in drinking water below which there is no known or expected risk to health. PHG's are set by the California Environmental Protection Agency.

MAXIMUM CONTAMINANT LEVEL (MCL):
The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs for MCLG's as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

MAXIMUM CONTAMINANT LEVEL GOAL (MCLG):
The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLG's are set by the U.S. Environmental Protection Agency.

MAXIMUM RESIDUAL DISINFECTANT LEVEL (MRDL):
The level of a disinfectant added for water treatment that may not be exceeded at the consumer's tap.

[illegible][illegible]

MAXIMUM RESIDUAL DISINFECTANT LEVEL GOAL (MRDLG):
The level of a disinfectant added for water treatment below which there is no known or expected risk to health. MRDLGs are set by the U.S. Environmental Protection Agency.

REGULATORY ACTION LEVEL (RAL):
The concentration of a contaminant that, if exceeded, triggers treatment or other requirements for a water system must follow.

RECOMMENDED WATER STANDARD:
MCLs and RALs are established along with their monitoring and reporting requirements, and water treatment requirements.

NOTIFICATION LEVEL (NL):
A health-based advisory level for an unregulated contaminant.

TREATMENT TECHNIQUE (TT):
A required process intended to reduce the level of a contaminant in drinking water.

SECONDARY DRINKING WATER STANDARD:
Requirements that ensure the appearance, taste and smell of drinking water are acceptable.



Park Water Company

September 2, 2008

Ms. Jeantine Nazar
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

RE: Project R2007 -00801 - (2)
CUP No. 200700108 & RCUP No. 200700072

Dear Ms. Nazar,

Park Water Company (PWC) hereby requests that the County of Los Angeles Department of Regional Planning (CLADRP) expedite our project approval. The project, which consists of a new groundwater well and a Supervisory Control and Data Acquisition (SCADA) communication tower, will help us maintain the public health and safety of our customers through providing an adequate and quality water supply. This project has been approved by our regulators including the California Public Utilities Commission and the California Department of Public Health (CDPH).

The new groundwater well will provide an additional source of water to help meet customer water demands, regulate flows from our purchase water connections, maintain local water pressure, and meet local fire fighting water demands. In addition it will serve as one of our CDPH alternate sources of water supply.

The SCADA system consists of electronic monitoring and control devices, software, and computers that continuously control, monitor and record what is occurring at all of PWC's active groundwater wells, purchase water connections, and reservoirs. Due to the large distance and critical nature of operating water systems that have a direct effect on the public health, the California Public Utilities Commission concurred that the installation of a SCADA system was justified for PWC to properly manage and control their water systems.

We have been working with CLADRP since March 2007 on this project. Because of its critical nature, we are anxious to begin work as soon as possible. Your prompt attention and facilitation towards approval of this project is greatly appreciated.

Ms. Jeantine Nazar
Page 2 of 2

September 2, 2008

If you have any questions or require further information, please contact Jim Elliott by phone at 562.299.5124 or by email at jelliott@parkwater.com.

Sincerely,

A handwritten signature in cursive script that reads "Jeanne-Marie Bruno".

Jeanne-Marie Bruno, PE
General Manager/ Senior Vice President

FALA CRP Expedition Request.doc

ZONE EXCEPTION CASE NO. 8926-(2)
FACTUAL DATA REPORT

DATE OF HEARING:
September 19, 1968

APPLICANT'S PROPOSAL: To establish, operate, and maintain two 1,000,000-gallon steel water reservoirs, a booster pumping station, attendant pumps, piping and valving, six-foot concrete blocks walls, landscaping and appurtenant facilities, on property located in the R-2 (Two-Family Residence) Zone.

The plot plan marked Exhibit "A" shows the existing and proposed development. Two storage tanks, each of which will be thirty feet high and eighty feet in diameter, will be located 12 feet from the easterly and northerly property lines. An 800 square foot booster pump house encroaching five feet into the setback will be located adjacent to the westerly property line. Three parking spaces are located to the north, and two spaces are located south of the building. Typical spaces are to be 10 feet by 22 feet in size, with ingress and egress provided by a 9 foot wide driveway from 118th Street. Due to the angle at which the three northerly spaces are set at, it appears that access would be somewhat awkward. It is also noted that the access driveway is 3 feet less than the desired width for accomodation of two-way traffic. The northerly 200 feet of the property will be enclosed on all sides by a 6 foot high concrete block wall, with four strands of barbed wire extending above. Landscaping will be provided within the fenced area and in front of the southerly wall. An existing frame house occupies the southwesterly corner of the property; however, it is not known whether this house will be retained. Size, type, and location of any proposed signs are not indicated on the submitted plan.

These uses are permitted as a matter of course in the A-1 Zone if situated not nearer than 300 feet from any school, public park, or area in any residential zone.

FACTUAL DATA BEARING ON THIS CASE ARE NOTED AS FOLLOWS:

1. The subject property is a level, rectangular shaped parcel containing 40,209 square feet and fronting 130 feet along the northerly side of East 118th Street with a uniform depth of 300 feet. It is currently developed with a single family residence.

The area surrounding the subject property is developed primarily to single family residential interspersed with multiples. Many of the large lots contain several single family residences. A school is located 134 feet to the west, with two churches located 250 feet northeasterly and 325 feet westerly.

Zone Exception Case 7740, a request for a seven-story senior citizen home on property directly across the street to the south, was denied by the Regional Planning Commission on May 31, 1966.

2. Zone Exception Case 8802, a request to use a residence as an office approximately 700 feet westerly, was approved by the Regional Planning Commission on June 5, 1968.

3. The subject property is zoned R-2 as established by Ordinance No. 5124, effective June 24, 1948.

4. East 118th Street is a 50-foot local street developed with curbs, gutters, and walks. Five feet of widening may be required from the subject property at some future date in order to bring this street to planned width.

ZONE EXCEPTION CASE NO. 8926-(2)
FACTUAL DATA REPORT

DATE OF HEARING:
September 19, 1968

4. Ninety (90) notices of this hearing were mailed by first-class mail, postage prepaid, on August 23, 1968, to those persons whose names and mailing addresses appeared on the latest available assessment roll of the County Assessor as property owners of record within a 500 foot radius of the boundaries of the property under consideration.

Ten (10) additional notices were mailed on the same date to those persons whose names and mailing addresses appeared on a courtesy list. Legal notice of this hearing was published in the South End Bee on September 4, 1968.

Respectfully submitted,

Larry Malone
Planning Assistant

LM:dak

EXCEPTION CASE NO. 8926-(2)
SUMMARY OF THE HEARING:

ZB HEARING DATE: September 19, 1968
RPC DATE: November 6, 1968

Two (2) persons were sworn and testified concerning this application to establish, operate, and maintain two 1,000,000 gallon steel water reservoirs, a booster pumping station, attendant pumps, piping and valving, six-foot concrete block walls, landscaping and appurtenant facilities on property which is now located in an R-2 Zone. The applicant testified that the additional water facility was needed in this neighborhood to supply water for the Martin Luther King, Jr. county hospital which now is under construction nearby. A further need for water in the area is to give better fire protection for the surroundings. The county hospital preferred that the water facility not be located directly adjacent and the proposed path of a freeway also dictated that the proposed facility be somewhat removed from the vicinity of the hospital. The applicant testified that the height of the two steel tanks to be constructed on the subject property would be thirty feet to the top of the tank. It is proposed to paint the tanks a light green. The station will be unmanned so that there will not be a great need for parking or driveway space. The gas driven pump will make a noise similar to that of an automobile until about 11 p.m. and then shut off. It will begin operation again each morning at 5:30. The noise will be muffled by the concrete structure of the pump house, which has no openings on its west wall. The applicant proposes to leave the house which is now on the property, at least for the time being, to provide housing, which is somewhat short supply in the neighborhood. A witness testified in opposition to the application and was chiefly concerned with the possibility of additional noise from the pump and with the effect upon local water pressure. As a result of information brought out in the testimony, the opponent appeared reasonably reassured and no longer opposed to the application. The Zoning Board desired that the proposed tanks be depressed below ground level and that the area be better landscaped than the plot plan indicated.

The Zoning Board took this case under advisement to permit the applicant to consider a development more compatible with the neighborhood. The applicant submitted plans for one two-million gallon reservoir with a shell height of approximately 13 feet.

THE ZONING BOARD FINDS:

- 1-4 being Items 1-4 of the Factual Data Report.
5. There were protests to the granting of this zone exception.
6. Such use is necessary to and not detrimental to the public welfare and in the granting of said exception the spirit of the ordinance will be observed, public safety secured and substantial justice done.

THE ZONING BOARD RECOMMENDS:

That this exception be GRANTED subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

Mr. Lewis, Chairman; Mr. Kanaster and Mr. Irvine

COUNTY COUNSEL present: Mr. Hudgens

LM:dak

This exception shall not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this exception;

It is hereby declared to be the intent that if any provision of this exception is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse;

It is further declared and made a condition of this exception that if any condition hereof is violated, or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;

That three copies of a revised plot plan shall be submitted for approval of the Director of Planning, incorporating such of the following conditions as can be shown on a plan. The property shall thereafter be developed substantially as shown on the approved revised plan;

That the reservoir shall be of concrete construction with a capacity of two million gallons;

That all areas used by automobiles shall be paved with a blacktop or concrete surfacing;

That four (4) parking spaces be provided on the subject property and delineated by painted striping and provided with concrete bumpers;

That the reservoir shall have a maximum elevation of 12 feet from the ground level immediately surrounding it;

That a landscape plan including the screen planting, and watering plan shall be submitted to the Director of Planning for approval. This plan shall show the size, type, and location of all proposed plants, trees, and watering facilities; and such approved landscaping shall be maintained at all times this reservoir exists;

That screen planting shall be provided in those areas surrounding the tank which are not as high as the top of the reservoir. Such screen planting shall consist of broad leaf evergreen trees which shall be not less than the height of the top of the reservoir when planted;

That water and watering facilities necessary for maintaining the required planting shall be provided on subject site; landscaping and watering facilities shall be installed within a period not to exceed 30 days after construction of any major element of the water facility has been completed. This period may be extended by the Director of Planning upon the showing of unusual difficulties;

That the reservoir and any other structure permitted by this exception shall be painted a color similar to Major No. 1243 Elm Green immediately upon completion of construction;

That all areas used by vehicles as access or for parking subsequent to development of this site shall be surfaced with blacktop within ten (10) days after completion of the reservoir;

14. That the improvements on the site shall be fenced with a six-foot concrete block wall topped with barbed wire on a "Y" support;
15. That one unlighted sign, not greater than four (4) square feet in size, is permitted on subject property;
16. That landscaping and painting shall be maintained in a presentable condition during the existence of these facilities;
17. That pumping operations may be by any form of motive power provided that such installation does not produce noise or vibration in excess of that which would be produced by a properly installed, operated and maintained electric motor of equivalent horsepower. Should internal combustion engines be used, all buildings which house pumping equipment shall be completely insulated with sound-deadening materials and the engines shall be equipped with silencers;
18. That all mechanical equipment, such as automatic shut-off valves, relay switches, and booster equipment, be constantly maintained so as to minimize the possibility of becoming a public nuisance;
19. That no outside storage of trucks, pipe, meters, or similar maintenance equipment be permitted;
20. That provisions be made for all natural drainage to the satisfaction of the County Engineer. Drainage plans and two signed grading plans shall be submitted to the Department of County Engineer, Design Division, for approval prior to grading or construction.

DMF:LM:ml
10-31-68



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6435

PROJECT NUMBER R2007-00801

CONDITIONAL USE PERMIT 200700072 & 200700108

PUBLIC HEARING DATE
September 24, 2008

AGENDA ITEM
8

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Park Water Company

OWNER

Park Water Company

REPRESENTATIVE

James Elliott & Lilburn Corporation

ENTITLEMENT REQUEST

Conditional Use Permit

PROJECT DESCRIPTION

The applicant Park Water Company requests to construct water well, approximately 780 feet deep serving Compton and Willowbrook areas with a pump house, a salt chlorine and seepages for water discharge. The project also entails the construction of a 80 foot Supervisory Control and Data Acquisition, (SCADA) communication tower to continuously control devices, monitor, notify and record activities occurring at all Park Water Company's active ground water wells.

LOCATION/ADDRESS

1743 E 118th Street Willowbrook CA 90059

SITE DESCRIPTION

The site is approximately 40,200 square feet flat lot and contains an existing water well (Reservoir 19B) which includes a two million gallon tank enclosed in concrete walls occupying about 14,760 square feet of area with a separate pump house of about 1,100 square feet. The facility is unmanned and there are eight existing parking spaces on site.

ACCESS

Access to the site is through 118th Street

ZONED DISTRICT

Willowbrook-Enterprise

ASSESSORS PARCEL NUMBER

6149-014-012

COMMUNITY

Willowbrook

SIZE

0.92 Acres

COMMUNITY STANDARDS DISTRICT

Willowbrook CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	Public Facility	R-2
North	Residential	R-2
East	Residential	R-2
South	King-Drew Medical School	C-2
West	Parking lot	C-2

GENERAL PLAN

Countywide

DESIGNATION

Low/Medium Density Residential
Category 2

MAXIMUM DENSITY

6-12 du/acre

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under the CEQA reporting requirements. The Mitigation Monitoring Program was established to mitigate the measures to a level of less significant.

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE September 24, 2008	RPC ACTION September 24, 2008	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE 4	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT One absent

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Maria Masis		
RPC HEARING DATE(S) September 24, 2008	RPC ACTION DATE September 24, 2008	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE 4 (Valadez, Bellamy, Rew, Modugno)	MEMBERS VOTING NO None	MEMBERS ABSTAINING 1 absent (Helsley)
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) One (F) One	PETITIONS (O) None (F) None	LETTERS (O) None (F) One

*(O) = Opponents (F) = In Favor